

ISTANBUL TECHNICAL UNIVERSITY ★ INSTITUTE OF SCIENCE AND TECHNOLOGY

**EVALUATION OF URBAN CONSERVATION AND REVITALIZATION
POLICY AND PRACTICE IN EUROPE AND TURKEY
A CASE STUDY ON AYVANSARAY IN HISTORICAL PENINSULA**

**MASTER'S THESIS
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JANUARY 2004

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İSTANBUL TEKNİK ÜNİVERSİTESİ ★ FEN BİLİMLERİ ENSTİTÜSÜ

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POLİTİKASI VE UYGULAMALARI ÜZERİNE BİR DEĞERLENDİRME
İSTANBUL TARİHİ YARIMADA-AYVANSARAY ÖRNEĞİ**

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ABBREVIATIONS

ECB	: European Central Bank
EIB	: European Investment Bank
ERDF	: European Regional Development Fund
EU	: European Union
BID	: Business Improvement District
CRUARB	: The Commission for the Urban Renewal of Ribeira and Barredo
ICOMOS	: International Council on Monuments and Sites
TNA	: The Turkish National Assembly
UDC	: Urban development Corporation
UNESCO	: United Nations Education, Science and Culture Organization
UPP	: Urban Pilot Project
WHL	: World Heritage List

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EVALUATION OF URBAN CONSERVATION AND REVITALIZATION POLICY AND PRACTICE IN EUROPE AND TURKEY

CASE STUDY: AYVANSARAY IN HISTORICAL PENINSULA OF ISTANBUL

SUMMARY

The basis of European cultural heritage conservation policies and revitalization practices lie very much under the first and second World Wars. Especially the destructive impacts of II World War on European cities and the newly developing economic power layout in the world raised the question of political unity and integration within common values.

The search for developing a common basis for this ideological power cohesion at the beginning of 1970s to rebuild the cities, resulted in the establishment of a UNION based on social, cultural, political and environmental policies integrated with future economical growth models of Europe.

One of the main fundamentals of this process is the conservation of cultural heritage in the way of promoting European identity and culture. The success of conserving cultural heritage brings forward questions of sound policy, effective participation, innovative institutional arrangements and public-private partnerships and mobilization of resources. This requires efforts at integrated urban revitalization, rather than efforts at restoration projects.

In Turkey, of thousands of years of history and heritage reserve, however, the discussions and practices on harmonization to European Union are indicated merely on economic dimensions. The thing expected now, is Turkey in the state of European Union Membership, to create its own national cultural strategy while enhancing its political and economic role in the global world.

The basic problems in Turkish policy-making and implementation processes on heritage conservation can be identified under the following headings:

- The lack of strategic approaches in urban planning, which brings forward the plan of actions, rather than a plan to regulate action
- The lack of enhancing the socio-economic role of urban heritage in the development process of the city, as well as of the country
- The inconsistency of conservation policies with other regional and urban planning decisions and policies
- Insufficient tools and financial resources required for the support, purchase and expropriation of the heritage by central and local authorities
- The lack of belief in the use and necessity of conservation by inhabitants' point of view

At that point, the study focuses on developing an integrated revitalization approach enhancing the role of urban heritage as a tool for defining Turkish identity and as an asset in economic development of the country within the context of European Union aspiration. The key aim of the study is to prepare a strategic agenda for action in the

preparation of urban heritage revitalization projects with respect to European Union practices. Also the secondary objectives are stated as follows:

- To discuss relevant approaches, instruments and procedures for the role of heritage in the process of inner city revitalization.
- To bring forward a plan of action within a strategic point of view
- To enhance possible partnership arrangements for execution of fundable heritage intervention in the target area.

The study, which handled in an area-based approach focusing on the world heritage site: Land Walls and the district of Ayvansaray in Historical Peninsula of Istanbul, comprises of six chapters. These chapters are:

- Introduction
- European Cultural Heritage Conservation Policy
- European Cultural Heritage Revitalization Practices
- Turkish Cultural Heritage Conservation Policy
- Case Study: An Integrated Revitalization Approach in Ayvansaray
- Conclusion: General Evaluation of Integrated Revitalization Approach in Ayvansaray in the Context of European Aspiration

In the first chapter, the focus and methodology of the study are developed.

In the second chapter, literature review based on socio-economic dimensions of European cultural heritage conservation policies is handled, including the understanding and the concept of cultural heritage, basic cultural policies and common parameters describing the role of cultural heritage in Europe.

In the third chapter, literature review based on three problem issues defining socio-economic dimensions of European cultural heritage revitalization practices is handled including inner city revitalization in historic context, organizational and management aspects of inner city revitalization and financial mechanisms for execution of heritage intervention. With respect to several European case studies, the framework in the means of successful historic revitalization is prepared. The case studies handles are chosen within important urban pilot projects in historic centres in the scope of integrated revitalization. These are Bordeaux, Turin, Albaicin, Oporto, Bath and Dublin.

In the fourth chapter, the basis of Turkish conservation policy is outlined including legislative and organizational background within the scope of urbanistic, institutional, participatory, managerial and financial aspects. And a comparative evaluation of cultural heritage conservation policy in Turkey with European perspective is handled.

In the fifth chapter, with the theoretical framework gathered in previous chapter, the outcomes are evaluated in a case study within certain physical borders. The present situation in the problem area is defined, and planning objectives and strategies are developed in the scope of future vision of the area. On the basis of the strategies, the context of target area is examined with physical and socio-economic structural surveys and analyses. The qualitative and quantitative research is evaluated by SWOT analysis of basic strengths, weaknesses, opportunities and threats. On the evaluated data, physical, social and economic actions are developed. Actions are framed with certain implementation and financial management model for Ayvansaray.

In the last chapter, comparative to lessons learned from European practices, a general outline of recommendations is spelled out for future heritage revitalization projects in Turkey with respect to Ayvansaray Case Study.

The specific recommendations constituting the result of the study are as follows:

- Cultural Heritage as a Tool for Creating Cultural Identity

When the creation of cultural identity through cultural heritage is considered, there appears the need for individuals to attend to their heritage. This is easier in places without population mobility, as the case in Europe, but Turkish cases brings different subjects on identity.

Thus, the planning efforts should be conducted in relation with social cultural setting of specific areas when developing city visions. Training and education seminars, courses, cultural centers are necessary to enhanced throughout the city, as well the country to create a society having an understanding of common cultural identity with diversities.

- Cultural Heritage as an Asset for Economical Development

It is seen in European practices that cultural heritage has a value-added in accordance to regeneration of commercial, cultural facilities and reuse of housing stock, besides its touristic potential.

It is obvious when considering commercial and tourism incentives that Ayvansaray is not an attractive place to invest. The ways to encourage tourism in an area of lack of unity in urban fabric should be cross-examined. Putting cultural and religious tourism in use can provide a potential with the rehabilitation of monumental structures before all else. At that point, the Land Walls, Dungeons of Anemas, Aya Vlaherna Spring and Sinan's Ivaz Efendi Mosque should be flagship nodes. But, again the presence of internal impacts should be taken into consideration.

- Effective Conservation Policy

The law plays an important role in underlying the authority of urban development planning and supporting the appropriateness of proposals for conservation and reuse. It should at least cover definition of concepts, persons, organizations involved and their responsibilities, control of works, urgent action, powers of local authorities, accurate project costs, control techniques for budgeting and conservation areas.

World heritage sites as Ayvansaray deserve not only physical actions, but also strategies dealing with socio-cultural development and economic regeneration. Strategic action-oriented heritage planning is a response for historical center problems. Thus, based on a strategic vision of the city, different problem areas in the site should be studied throughout actions that are integrated with each other to form a comprehensive layout by bottom-up approaches.

- Institutional Arrangements and Capacity Building

Sustainable urban management requires a range of tools addressing environmental, social and economic concerns to assist integration of policy and practice. Also required will be a reconsideration of the processes and practices of governance, including the institutional arrangements and capacities of different levels of governments, as well as NGOs, CBOs and citizens

- Participatory Approaches

City is a single entity with its decision-makers, investors and residents. Integrated inner city revitalization requires common outcomes of cooperated diverse sectors of

that mechanism. Then, it is not proper to exclude public, in the process of decision-making as facing the impacts of regeneration.

- Project Management

The management issue is increasingly a concern of autonomous mechanisms or agencies, being established just for specific cases of heritage management to increase equity, efficiency and effectiveness through broad coordination among all competent institutions and stakeholders.

In Turkey, though, the first priority is to accomplish local decentralization reforms for total management of administrative units. Today's compact and inflexible structure of governments is an obstacle, fronting establishment of private agencies

- Resource Mobilization

The trend in globalizing world goes far beyond the spatial planning, towards financial and economic planning, because of the problems of allocation of scarce resources. In the extent of European cultural policies, important portion of financial resource is created in the field of conservation. Moreover, in member countries, not only in the level of European Union common conservation policies, but also in national level, national financial support is granted by either direct intervention of public authorities or tax relief or private funding and sponsorship mechanisms.

The study brings forward a strategic agenda for inner city revitalization practices in historic cores of transitional countries with limited legislative tradition, limited management experience and limited financial resources in scope of facing western urban development practices, planning and methodology frameworks.

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İSTANBUL TARİHİ YARIMADA-AYVANSARAY ÖRNEĞİ

ÖZET

Avrupa kültürel miras koruma politikalarının ve uygulamalarının temeli birinci ve ikinci Dünya Savaşlarına dayanmaktadır. Avrupa Birliği, öncelikle II. Dünya Savaşı sonrası oluşan yeni güçlere karşı savaşmak ve global dünyada Pazar elde etmek amacıyla kurulan politik ve siyasi bir birlik iken, 1970’ler yıkılan kentlerin ve azalan inancın ve güvenin yeniden yapılandırılmasını sağlamak üzere ortak bir sosyal, kültürel, politik ve çevre politikalarına dayalı ideolojik bir birlik gereksinimini doğurmuştur. Bu ideoloji de bir Avrupa kimliği, Avrupalı vizyonu yaratmaktır. Farklı dilleri konuşan, farklı inanışlara sahip bu topluluğun buluştuğu ortak payda ise geçmişleri, kültürleridir.

Bu amaçla ilk adımları atılan Avrupa Birliği’nin ortak politika oluşturma sürecinde dayandığı en temel konu kültürel miras korumadır. Kültürel mirasın korunmasındaki başarı ise fiziksel restorasyon projelerinin ötesinde açık bir politika, efektif katılımcılık, yenilikçi kurumsal düzenlemeler, kamu-özel ortaklıkları ve kaynak yaratımı sorularını öne çıkaran bütünsel yeniden canlandırma eforlarını gerektirmektedir.

Türkiye, bugün, Avrupalı kimliğini kanıtlamak üzere Avrupa Birliği politikaları uyum sürecine girmiş ve özellikle son yıllarda önemli atılımlara imza atmaktadır. Fakat, tartışmalar ve uygulamalar birleşmenin ekonomik boyutunu öne çıkarmaktan öteye gidememektedir. Üzerinde önemle durulması gerekli nokta, köklü bir tarihi geçmişe ve kültürel miras birikimine sahip ülkemizde, ekonomik ve sosyal uyum politikaları yanında koruma alanında ne gibi politikalar üretildiği ve bu politikaların, Avrupa ortak miras politikalarına uyum çerçevesinde ne derecede uygulandığı sorgulanmalıdır.

Türkiye mirasını koruma politikaları ve uygulama süreçlerinde karşı karşıya kalınan en temel sorunlar aşağıda özetlenmektedir.

- Eylemleri yönlendiren planların ötesinde, eylemleri planlayan stratejik planlama yaklaşımının yaygınlaşmaması
- Kültürel ve kentsel mirasın sosyal ve ekonomik rolünü, kentlerin ve ülkenin gelişme süreçlerinde tanımlanmaması
- Koruma politikalarının, diğer bölgesel ve kentsel plan kararları ve politikaları ile bağdaşmaması
- Kültürel mirasın bakımı, geliştirilmesi ve korumanın yaygınlaştırılması için merkez ve yerel birimler tarafından tanımlanan araç ve finansal kaynakların yetersizliği
- Halkın koruma konusunda bilinçsizliği

Bu noktada, çalışma, Türk kimliği ve kültürünü tanımlamada ve ekonomik kalkınma süreçlerinde, kentsel mirasın bir araç olarak rolünü vurgulayan bir yeniden canlandırma yaklaşımı sunma konusunda odaklanmaktadır. Çalışmanın amacı ise, Avrupa Birliği uygulamalarına referans vererek kentsel mirasın yeniden

canlandırılması projelerinin hazırlanmasında bir stratejik gündem yaratmaktır. Bu amaç doğrultusunda hedef,

- Kentsel yeniden canlandırma sürecinde mirasın rolünü tanımlamaya yardımcı yaklaşımları, araçları ve süreçleri tartışmak
- Stratejik kararlar bütünün oluşturduğu eylem planlaması ortaya koymak
- Seçilen alanda mirasın korunması için kaynak yaratımında ortaklık mekanizmalarını vurgulamaktır.

UNESCO Dünya Miras Listesi'nde de yer alan İstanbul Tarihi Yarımada Kara Surları ve Ayvansaray yerleşmesi üzerinde odaklanan çalışma altı bölümden oluşmaktadır.

Bu bölümler;

- Giriş
- Avrupa Kültürel Miras Koruma Politikası
- Avrupa Kültürel Miras Revitalizasyon Uygulamaları
- Türkiye Kültürel Miras Koruma Politikası
- Örnek: Ayvansaray için Bütünleşik Revitalizasyon Yaklaşımı
- Sonuç: Ayvansaray'daki Bütünleşik Revitalizasyon Yaklaşımının Avrupa Birliği'ne Uyum Yönünde Değerlendirilmesi

Birinci bölümde, çalışmanın amacı ve yöntemi geliştirilmiştir.

İkinci bölüm, Avrupa Birliği kültürel miras koruma politikalarında sosyo-ekonomik boyutların irdelenmesine zemin hazırlamak üzere, Avrupa Birliği tarafından benimsenen kültürel miras kavramı, kültürel miras koruma politikalarının ortak hedef ve ilkeleri, Avrupa Birliği'ni oluşturan ortak parametreler 'kültürel miras' kavramının rolü sosyal ve ekonomik boyutlarıyla incelendiği literatür taramasından oluşmaktadır.

Üçüncü bölümde, önceki bölümde yapılan literatür araştırması referans alınarak Avrupa Birliği kültürel miras koruma ve yeniden canlandırma uygulamaları, Avrupa kentsel sitler örnek teşkil edecek şekilde üye devletlerin yasal, yönetsel ve finansal yapılanma süreçleri de göz önüne alınarak sosyo-ekonomik boyutlarıyla irdelenmiştir. Örnekler, önemli tarihi merkezlerdeki bütünleşik yeniden canlandırma pilot projeleri arasından seçilmiştir. Bu örnekler, Bordeaux, Turin, Albazyn, Oporto, Bath ve Dublin'dir.

Dördüncü bölümde, Türkiye koruma politikası kapsamında mevcut durum, yasal ve organizasyon altyapısı ve kentsel, kurumsal, yönetsel ve finansal boyutlarıyla incelenmiştir. Ayrıca, Avrupa kültürel miras koruma politikalarıyla karşılaştırmalı bir değerlendirme yapılmıştır.

Beşinci bölümde, önceki bölümde incelen kültürel miras koruma ve canlandırma çalışmaları referans alınarak, Ayvansaray'da sınırları belirlenen bir alan üzerinde çalışmalar değerlendirilmiştir. Bu kapsamda, alanın tarihi, önceden yapılmış planlama ve koruma çalışmaları araştırılarak alandaki problem uyarınca planlama hedefleri ve stratejileri belirlenmiştir. Bu stratejiler ışığında fiziksel ve sosyo-ekonomik altyapı ortaya konmuş, yapılan analizler, SWOT analizi kullanılarak değerlendirilmiştir. Veriler üzerinden potansiyel planlama eylemleri geliştirmiştir. Eylemler, Ayvansaray için geliştirilen uygulama ve finansal yönetim modeli ile bütünleştirilmiştir.

Altıncı bölümde ise, önceki bölümlerde tartışılan konular ışığında Türkiye'nin uyum sürecinde kültürel miras koruma uygulamalarına zemin teşkil edecek stratejik bir gündem geliştirilmiştir.

Çalışmanın sonucunu yönlendiren gündem maddeleri aşağıda sunulmaktadır:

- **Kültürel Kimlik Yaratımında Temel bir Faktör Olarak Kültürel Miras**

Kültürel kimlik yaratımı söz konusu olduğunda bireylerin kültürel mirası sahiplenmesi gereği ortaya çıkmaktadır. Bu da, Ayvansaray gibi nüfusunun çok değişken olduğu alanlarda kentin gelişim vizyonları geliştirilirken planlama kapsamında sosyal ve kültürel altyapıyı da gözeten eylemlerin yapılmasıdır. Eğitim seminerleri, kursları, kültürel ve toplum merkezleri, farklılıkları göz ardı etmeden ortak bir kimlik anlayışına sahip bir toplum yaratmak için ülke genelinde yaygınlaştırılması ve öncelikli olarak eğitim düzeyinin artırılması gereklidir.

- **Ekonomik Gelişme için bir Araç Olarak Kültürel Miras**

Avrupa'daki uygulama örnekleri göstermiştir ki, kültürel mirasın turizm potansiyelinin yanında ticari, kültürel faaliyetler ve konut stoğunun değerlendirilmesi ile kazanılacak artı değerleri vardır. Ayvansaray gibi fiziksel çürümenin yanında ekonomik işlerliği olmayan alanlarda öncelikle ekonomik gelişme planlarının yapılması gerekmektedir. Anıtsal yapıların rehabilitasyonu sağlanarak kültür ve inanç turizmi potansiyeli değerlendirilmelidir.

- **Efektif Koruma Politikaları**

Yasal altyapı, kent planlamasının rolünü tanımlamada ve koruma ve yeniden kullanım için geliştirilen önerilerin desteklenmesi yönünden büyük önem teşkil etmektedir. Koruma alanlarının ve projelerin içeriklerinin tanımlanması, ilgili kişi ve kurumların belirlenmesi ve rollerinin ayrıştırılması, eylem önceliklerinin belirlenmesi, proje bütçesinin ve etkisinin ölçülmesi yasa kapsamına alınmalıdır.

- **Kurumsal Düzenlemeler ve Kapasite Gelişimi**

Sürdürülebilir kentsel yönetim modeli, politikaların uygulamalarla bütünleştirilmesi yolunda çevresel, sosyal ve ekonomik ilişkileri irdeleyen araçların kullanımını gündeme getirmektedir. Bu kapsamda, yönetim uygulamaları ve süreçlerinin gözden geçirilmesi, kurumsal düzenlemelere gidilmesi, gerektiğinde tüm yönetsel kademeler de dahil olmak üzere sivil toplum örgütleri ve halk arasında entellektüel ve finansal kapasiteyi artırmaya yönelik girişimler desteklenmelidir.

- **Katılımcı Yaklaşımlar**

Kent, karar verici organları, yatırımcıları ve halkı ile bir bütündür. Bütünleşik yeniden canlandırma eylemleri, bu mekanizmanın farklı sektörlerinin eşgüdümlü çalışmalarını gerektirmektedir. Bu kapsamda, uygulamanın etkilerini birebir paylaşan halkı, karar verme sürecinde dışlamak yanıltıcıdır.

- **Proje Yönetimi**

1990'larla beraber batı ülkelerinde devletin empoze edici tavrından uzaklaşarak, özellikle Yerel Gündem 21 ile yerel hükümetlerin kentsel konularda ve planlamada karar verici ve uygulayıcı rolleri önem kazanmıştır. Yerel birimlerin ve özerk kuruluşların yönetim sürecinde rollerinin tanımlanması gereklidir. Bu, tarihi merkezlerin yeniden canlandırılması için geliştirilen politikaların ve ilgili birimlerin koordinasyonunu sağlamak üzere özel yönetim acentalarının kurulmasını gündeme taşımaktadır.

- **Kaynak Aktarımı**

Kaynakların gün geçtikçe azaldığı küreselleşen dünya gündemi beraberinde mekansal planlamanın ötesinde finansal ve ekonomik planlamayı getirmektedir. Avrupa kültürel miras politikaları göz önüne alındığında, finansal kaynakların önemli bir bölümünün koruma alanında yaratıldığı görülmektedir. Özel teşviklerin ötesinde,

devletin vergi kolaylığı gibi doğrudan müdahalesi yanında toplumsal örgütlenmeler verimli ve sürekli koruma için önemlidir.

Sonuçta, kısıtlı yasal yapılanma geleneği, yönetsel deneyimi ve finansal kaynakları olan geçiş sürecindeki ülkelerin tarihi merkezlerinde yapılacak yeniden canlandırma uygulamaları için, batının kentsel gelişme uygulamaları, planları ve yaklaşımları çerçevesinde, bir gündem belirlenmiştir.

1. INTRODUCTION

The destructive impacts of World War II on European cities and so as on economic layout of the European Continent first resulted in a political, but later in an ideological integration of common values. The search for developing a common basis for this ideological power cohesion at the beginning of 1970s, to overcome especially the socio-physical decay of cities, carry Europe to an understanding of the UNION based on social, cultural, political and environmental policies integrated with the future European economical progress.

One of the main fundamentals of this process is the conservation of cultural heritage in the way of promoting European identity of diversities with clear policies, effective participation approaches, innovative institutional arrangements and mobilization of resources. As Serageldin (1997) notes, it requires efforts at integrated urban revitalization, rather than efforts at restoration projects.

However, in Turkey, thousands years of history and heritage reserve, the discussions and practices on harmonization to European Union are indicated merely on economic dimensions, rather than creating a common socio-cultural milieu of progress. The thing expected now, is Turkey in the state of European Union Membership, to create its own national cultural strategy while enhancing its economic role in the global world.

1.1 Focus of the Study

The focus of the study, at this point, is to develop a strategic revitalization approach enhancing the role of urban heritage as an asset for defining diverse identities and as a tool in economic development of the country within the context of European Union aspiration.

1.2 Methodology of the Study

The study is handled in an area-based approach focusing on the world heritage site: Ayvansaray in Historical Peninsula of Istanbul,

- To discuss relevant approaches and tools for enhancing the role of heritage in integrated revitalization process.
- To bring forward a plan of action within a strategic point of view.

- To evaluate possible partnership arrangements for implementation and financial management of heritage intervention in the target area.

The main aim of the study underlying these objectives is to prepare a strategic agenda for action in the preparation of urban heritage revitalization projects with respect to European Union practices.

The study comprises of six chapters.

In the first chapter, the focus and methodology of the study are developed.

In the second chapter, literature review based on European cultural heritage conservation policies is handled, including the understanding and the concept of cultural heritage, basic cultural policies and common parameters describing the role of cultural heritage in Europe.

In the third chapter, literature review based on three problem issues defining European cultural heritage revitalization practices is handled including urban revitalization in historic context, legal, organizational and management aspects of urban revitalization and financial mechanisms for execution of heritage intervention. With respect to several European case studies, the framework in the means of successful historic revitalization is prepared. The case studies handles are chosen within important urban pilot projects in historic centres in the scope of integrated revitalization. These are Bordeaux, Turin, Albaicin, Oporto, Bath and Dublin.

In the fourth chapter, the basis of Turkish conservation policy is outlined including the concept of cultural heritage, governance aspects of Turkish legislative system and management and financial aspects. And a comparative evaluation of cultural heritage conservation policies in Turkey with European perspective is handled within the scope of urbanistic, institutional, participatory, managerial and financial aspects.

In the fifth chapter, with the theoretical framework gathered in previous chapter, the outcomes are evaluated in a case study within certain physical borders. The present situation in the problem area is defined, and planning objectives and strategies are developed in the scope of future vision of the area. On the basis of the strategies, the context of target area is examined with physical and socio-economic structural surveys and analyses. The qualitative and quantitative research is evaluated by SWOT analysis of basic strengths, weaknesses, opportunities and threats. On the evaluated data, physical, social and economic actions are developed. Actions are framed with certain implementation and financial management model for Ayvansaray.

In the last chapter, comparative to lessons learned from European as well as worldwide practices, a general outline of recommendations is spelled out for future heritage revitalization projects in Turkey with respect to Ayvansaray Case Study.

The study brings forward a strategic agenda for inner city revitalization practices in historic cores of transitional countries with limited legislative tradition, limited management experience and limited financial resources in scope of facing western urban development practices, planning and methodology frameworks.

EVALUATION OF URBAN CONSERVATION AND REVITALIZATION POLICY AND PRACTICE IN EUROPE AND TURKEY
A CASE STUDY ON AYVANSARAY IN HISTORICAL PENINSULA

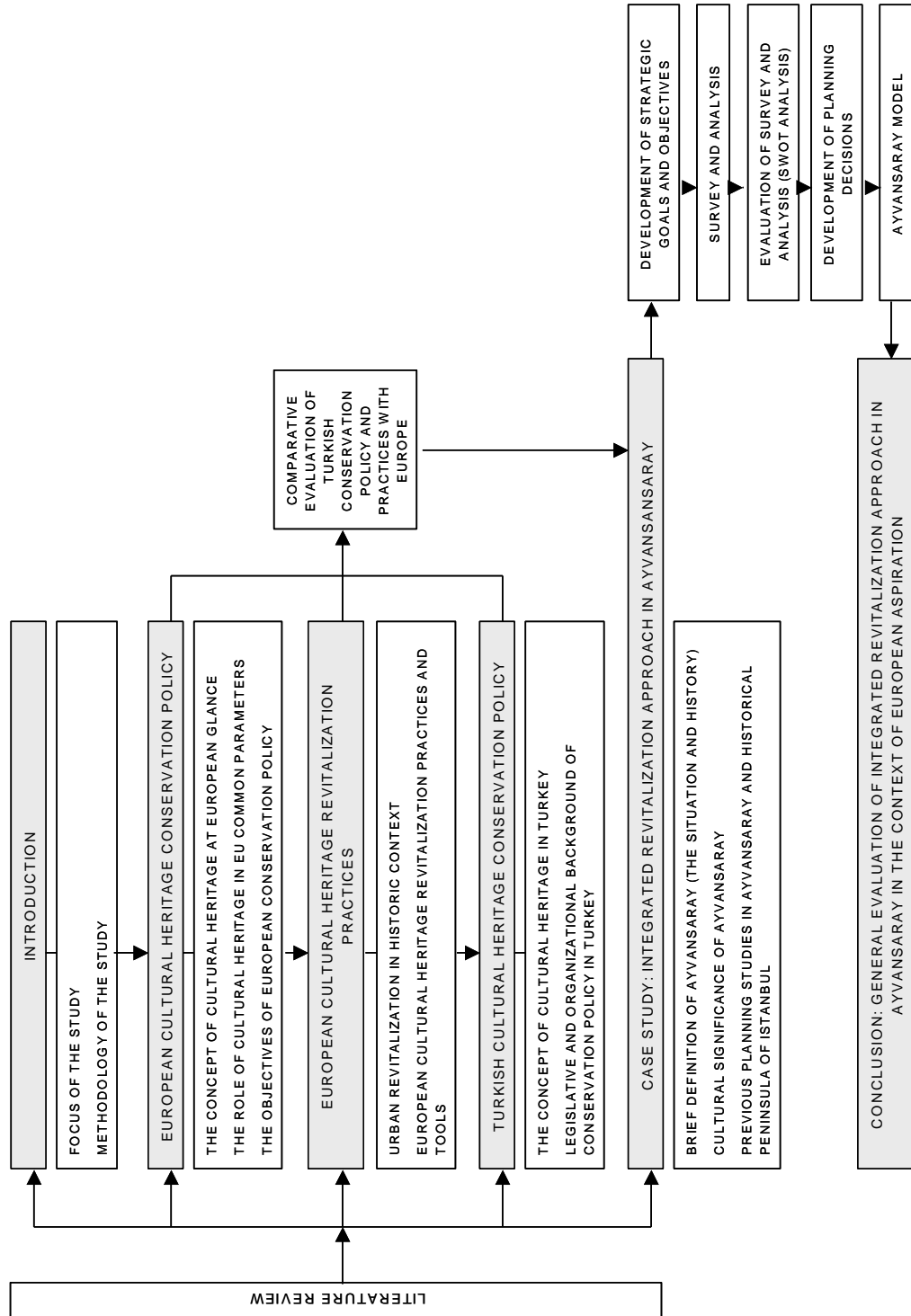


Figure 1.1 The Concept of the Study and Main Chapters

2. EUROPEAN CULTURAL HERITAGE CONSERVATION POLICY

The segmentation in Europe continent which appeared due to nationalist ideologies in the second half of the 20th century, came to its peak especially during the first and second World Wars. With the loss of ex-colonies, as well the market, European countries of common cultural, economic and social donations suffered massive demolition in physical, economic and social senses. The basis of European Union (EU), thus, was established as to form a power union to get over these obstacles and to create a harmony with demands of new world necessitates (Budak, 2000). Conducting common cultural heritage conservation policies were one of the main priorities to resolve the anxiety to lose identity

The first attempt to figure European Integration was the establishment of European Coal and Steel Community (ECSC) in 1951. It was advised to build a legal basis for European Federation by France, and it was ratified in Paris Convention. Belgium, Germany, France, Italy, Luxembourg and the Netherlands were the first member states of newly established European Integration (European Commission, 2003a).

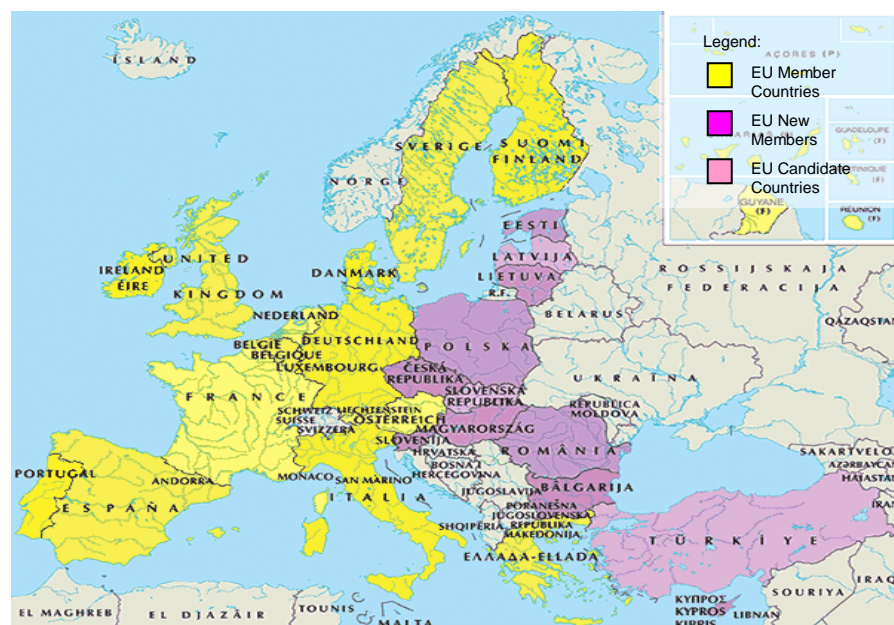


Figure 2.1 European Union Administrative Borders (European Commission, 2001)

EU, of which the general frame was formed with Maastricht Treaty in 1992, is united with fifteen member states with the inclusion of Denmark, Ireland and United Kingdom in 1973, Greece in 1981, Spain and Portugal in 1986, Austria, Finland and Sweden in 1995 (European Commission, 2003a); in order to provide socio-economic progress and cultural integration.

In recent days that thirteen more countries have been stated as members based on the agreements in 2003, European states are sharing the milieu of common parameters that is formed by individuals of different languages, beliefs and values, diverse historical pasts and ideologies. The basis setting the cohesion in between these diversities is the creation of European Identity by cultural policies, besides provision of economically based progress.

In this chapter, underwriting the recent developments in European continent, a literature review based on socio-economic dimensions of European cultural heritage conservation policies is handled, to outline the understanding and the concept of cultural heritage, basic cultural policies and common parameters describing the role of cultural heritage in Europe.

2.1 The Concept of Cultural Heritage at European Glance

The Convention Concerning The Protection of the World Cultural and Natural Heritage (1972) brings a definition for cultural heritage as monuments, building groups and sites that have historical, aesthetic, archaeological, scientific, ethnological and anthropological values. Thus, it is essential for human to conserve the heritage to create the framework suitable for different life styles and observe past civilizations in the way of progress in all means (European Commission, 1996).

While the approaches of European Integration was on commercial and economic interests in the past; in 21st century, the aim is to enhance the European identity without ignoring national and regional traditions and cultures, but strengthen feeling of belonging by common cultural policies (European Commission, 1992).

The properties that are included in the context of cultural heritage by The Convention Concerning The Protection of the World Cultural and Natural Heritage can be examined as follows:

- The Monuments, building groups and sites that are significant examples of man's creative intelligence.
- The Monuments, building groups and sites that have important roles in World's cultural fields in the sense of architecture, urban planning, ongoing traditions and technological innovations.

- The cities that protect the archeological values.
- The historic cities that develops in the same direction with changing socio-economic conditions.
- 21st century cities of protected civil architecture examples.

According to the researches in 2000, there exist 690 cultural and natural properties included in World Heritage List, 530 of which are cultural and archeological and 137 of which are natural sites. With the meetings of World Heritage Committee this number is increasing every year (World Heritage Center, 2000).

European Heritage is one of the most important of these collective histories with a total of 245 world heritage sites inscribed in the List. 213 of that reserve are cultural properties, while 23 are natural and 9 are mixed properties (World Heritage Center, 2000).



Figure 2.2 1996 Historic Centre of the City of Salzburg, Austria (OVPM, 2003)



Figure 2.3 1998 Grand-Place, Brussels, Belgium (OVPM, 2003)



Figure 2.4 1988 Medieval City of Rhodes, Greece (OVPM, 2003)



Figure 2.5 1994 City of Luxembourg: its Old Quarters and Fortifications, Luxembourg (OVPM, 2003)



Figure 2.6 1993 Town of Bamberg, Germany (OVPM, 2003)

The cultural heritage is one of the most significant factors enhancing European diversity and identity, as well as creating feeling of belonging and building confidence among citizens.

2.2 The role of Cultural Heritage within European Common Parameters

EU has a tendency in the way to promote a milieu of common parameters enhancing progress rather than creating a union within certain geographic borders of the continent Europe. Those common parameters show variances from geographic locations to language and religions, from demographic structures to economic and political conditions and from democracy to common historic pasts.

European continent has built its strategic geographic union with the inclusion of thirteen central and eastern European countries. Moreover, there are investments to enlarge the democracy-based demographic, economic and administrative structures homogeneously throughout Europe. However, all those attempts are insufficient for the creation of European identity, they necessitate empowerment of union belief within the society by enhancing the understanding of common historic past and experience.

At that point, the conservation of cultural heritage is the first priority responsibility of EU. Kielmansegg (2001) shows the cause of disability in creating collective EU till the concept of cultural heritage as the limited sharing memories and individual experiences. However, as Wagner (2001) outlines, the collective identities are the products of societies based on communication, experience and memories.

According to Srivinas (1999) cultural heritage has three critic factors within urban systems of worldwide experiences. These are social factors, politic-economic factors

and planning factors. Social factors are the reflections enhancing the identity of cities, creating public confidence; and supporting development of values. Political-economic factors promote the role of heritage in local and global economy while enhancing the conservation issue. At last, planning factors demand the reuse, redevelopment and integration of heritage in the process of progress.

The identification of socio-economic role of cultural heritage depends merely on European Heritage Year activities during 1970s. Zeren (1981) brings forward the cases of Edinburgh Meeting in 2-25 January 1974, Bologna Meeting in 22-27 October 1974, Krems Meeting in 21-24 April 1975 and Berlin Meeting in 26-29 April 1976 which helped in defining the role of heritage and developing proposals under the headings of the pasts of European cities, socio-economic dimensions in conserving architectural heritage and socio-economic impacts of preserving historic centers. The role of cultural heritage in respect to the activities held in Europe can be examined under two headings:

- Cultural heritage as a tool for creating cultural identity
- Cultural heritage as an asset for economical development

2.2.1 Cultural Heritage as a Tool for Creating Cultural Identity

Cultural identity is a process which puts into forward different ethnic groups' historical evolution and progress, integrated with common social donations in a value scale figured by certain administrative boundaries (ISOCARP, 1992). As identified in Granada Convention (1985) cultural heritage has a fundamental role in defining European cultural diversity, in inquiring the history that builds Europe and European community (European Commission, 1985).

In the context of cultural identity, there are several policy programmes and practices being carried throughout Europe. These policies can be outlined as conservation of common heritage, public accessibility to common heritage and world heritage (Zeren Gülersoy and Günay, 2002).

'Culture 2000: Towards A European Cultural Area' for cultural cooperation is one of the most important projects in this manner. %34 of the total budget of Culture 2000 Programme is used for the conservation of common heritage.

'Europe, a Common Heritage' Programme is an event put into practice by Council of Europe to increase the awareness on cultural heritage. It is also important to mention that SOCRATES Programme to support education and training projects on cultural heritage and European Heritage Day are other fundamental programmes in creation of cultural identity.

Besides conservation of European heritage, there appears to be diverse policy programmes for widespread conservation of world heritage with international agreements throughout the world. EUROMED Heritage and Heritage-Net Projects are examples for European cooperation in conservation of cultural heritage within the scope of cultural identity and cultural diversity.

2.2.2 Cultural Heritage as an Asset for Economical Development

The innovative economy, urban marketing and information community tasks bring the question of the role of cultural heritage in the market of goods and services in 1990s. Thus, the problem is due to the management of heritage parallel to changing market conditions.

The effects of the utilization of cultural heritage as an asset for economical development can be underlined as the establishment of potential locations for local or foreign investment, creation of new job opportunities to locals in relation with new emerging sectors and creation of new business sectors.

The training of heritage professionals, regional development and employment schemes are the headings that Europe deals with specific programmes for cultural heritage as an asset for economical development. European Social Fund is an important input for training of heritage professionals.

In Europe, there exist regional community programmes supported by ERDF (European Regional Development Fund) for conservation and revitalization of cultural heritage such as Urban Initiative in urban sites, Interreg Initiative in regional level cooperation, Leader Initiative and SAPARD Programme in international level. Moreover, there exist special programmes for enhancement of touristic potential of heritage sites as LIFE Programme.

2.3 The Objectives and Principles in European Cultural Heritage Conservation Policy

The aim of EU in 21st century, as mentioned above, is to enhance the will to join to the union without ignoring national and regional customs, traditions and cultures by emphasizing on the understanding of common culture including the Europeans into the process (European Commission, 1992). Towards this goal, new legal arrangements and integrated studies are introduced for European cultural heritage conservation policies in the context of developing awareness, increasing educational opportunities, conserving and revitalizing common heritage, increasing public accessibility and improving technical and financial services.

The most important restructuring attempt in EU within the concept of cultural heritage is the establishment of Council of Europe in 1949. European Cultural Convention (1954) is one of the first interventions describing the role of the Council, as an administrative organ responsible for programmes focusing on culture, in the way of promoting a legal framework in common heritage conservation. The Council provides cooperation between both member states and other countries while conserving heritage and identifying the objectives, principles and policies necessary for conservation.

The study programme covers the issues of human rights, media, legal cooperation, social cohesion, culture, education, heritage, youth, local democracy, environment and regional planning. The budget of the institution in 2002 with the support of EU is stated as 169 million euro (Council of Europe, 2003). Other significant interventions brought into practice after the establishment of EU identifying the framework for European cultural heritage conservation policies are identified below:

- International Charter for the Conservation and Restoration of Monuments and Sites: The Venice Charter (1964)
- The Convention Concerning the Protection of the World Cultural and Natural Heritage (1972)
- Congress on the European Architectural Heritage: The Declaration of Amsterdam (1975)
- Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas: Nairobi Recommendation (1976)
- Tlaxcala Declaration on the Revitalization of Small Settlements (1982)
- Convention For The Protection Of The Architectural Heritage Of Europe: Granada Convention (1985)
- Charter for the Conservation of Historic Towns and Urban Areas: Washington Charter (1987)
- Charter for the Protection and Management of the Archaeological Heritage (1990)
- Treaty on European Union: Maastricht Treaty (1992)
- Fourth European Conference of Ministers responsible for the Cultural Heritage (1996)

- International Cultural Tourism Charter: Managing Tourism at Places of Heritage Significance (1999)
- Charter on The Built Vernacular Heritage (1999)
- Resolution of the European Parliament on Cultural Cooperation in the European Union (2001)

Venice Charter (1964), including the basic principles in Athens Charter (1931) brings a definition of historic monument comprising of urban and rural sites besides building scale. It also describes the measures in conservation and restoration of monuments, only within physical dimensions.

The Convention Concerning the Protection of the World Cultural and Natural Heritage (UNESCO, 1972) is the most important intervention shaping EU policies. It brings a definition for the concept of cultural heritage and policies in the way of developing solutions for the problem of decay in worldwide cultural and natural heritage. The Convention (European Commission, 1975) enhances the necessity to conserve heritage of universal values by all states. It is also stated that financial support will be provided for the countries with insufficient resources.

Another attempt is the Congress on the European Architectural Heritage: The Declaration of Amsterdam, which was held in 21-25 October 1975 within the framework of European Architectural Heritage Year activities. As a result of the Congress, the necessity to conserve heritage integrated with common planning principles by the cooperation of member states is emphasized (Council of Europe, 1975).

On the statement of Nairobi Recommendation (UNESCO, 1976) that historic centers are determined as essential part of daily routines, their safeguarding and revitalization with their inclusion in contemporary life should be the basis of urban planning and development efforts. In that manner, effective conservation policies, directed by states' administrative economic strategies, should be put into action with participation of competent institutions and the community in national, regional and local levels.

Tlaxcala Declaration on the Revitalization of Small Settlements (1982) is an important official document that as in Amsterdam Declaration it mentions on the responsibilities of governments, local authorities and communities to participate in decision-making processes of conservation. It is stated that revitalization efforts should be compatible with regional planning decisions by interdisciplinary participation (ICOMOS, 2003).

Convention for the Protection of the Architectural Heritage of Europe (European Commission, 1985) is known as the most important legal arrangements in building the basis of European cultural policies with the fact of introducing a systematic integrated policy-making process into European conservation practices. It is based on the provision of comprehensive cultural exchange and cooperation in between European states as well as between third world countries. It is ratified by 27 countries including Turkey.

The integrated policy making is also mentioned in Washington Charter (ICOMOS, 1987) that the conservation of historic areas should be an integral part of coherent policies of economic and social development and of urban and regional planning at every level. It is stated that planning for the conservation of historic towns and urban areas should be preceded by multidisciplinary studies, and should be considered within legal, administrative and financial aspects.

Charter for the Protection and Management of the Archaeological Heritage (ICOMOS, 1990), besides built heritage, emphasized the importance of archeological heritage in the manner that its protection and proper management is therefore essential to enable archaeologists and other scholars to study and interpret it on behalf of and for the benefit of present and future generations. It is important to bring integrated policies relating to land use, development, and planning as well as of cultural, environmental and educational policies.

International Cultural Tourism Charter: Managing Tourism at Places of Heritage Significance (ICOMOS, 1999) states a primary objective for managing heritage as to communicate its significance and need for its conservation to its host community and to visitors. There are important features considered in the charter that reflect the aim of the study related to socio-economic dimensions of conservation of cultural heritage. These features are reflected by objectives of the charter. It is stated that the relationship between heritage places and tourism is dynamic and may involve conflicting values and should be managed in a sustainable way for present and future generations, conservation and tourism planning for heritage places should ensure that the visitor experience will be worthwhile, satisfying and enjoyable, host communities should be involved in planning for conservation and tourism and at last tourism and conservation activities should benefit the host community.

Charter on The Built Vernacular Heritage (ICOMOS, 1999) is important for the fact that it emphasizes the issues of reuse and public participation in the process. It is stated that vernacular heritage is a characteristic and attractive product of society. Thus, successful conservation depends on the involvement and support of the community, continuing use and maintenance. Governments and responsible

authorities then should bring all available legislative, administrative and financial means into practice.

Although some policies and principles have been developed since 1970s, it is the Maastricht Treaty that builds a legal basis (European Commission, 2002a). The Maastricht Treaty Article 151 includes culture within the responsibilities of EU as an institution and brought the fact of monitoring, coordination and knowledge exchange issues in the agenda. It is stated that the Community should contribute to the flowering of the cultures of the Member States, while respecting their national and regional diversity and at the same time bringing the common cultural heritage to the fore. It also brings objectives in cultural policy as improvement of the knowledge and dissemination of the culture and history of the European peoples and conservation and safeguarding of cultural heritage of European significance.

The key messages driven by these policies are taking urgent measures for the enhancement of the concept of heritage with support to reuse, integration of physical practices with socio-economic decisions, strengthen the cooperation and participation in decision-making and implementation processes and legitimacy of competent institutions.

As European Commission (2002b) identified, the common measures and culture conscience based on the definitions stated above are essential for European Integration.

2.4 Evaluation on European Cultural Heritage Conservation Policy

Cultural heritage as sure has a role in defining nations' identities within diversities and has a potential to be evaluated within the progressive visions of countries and it is one of the most significant factors enhancing European diversity and identity, as well as creating feeling of belonging and building confidence among citizens.

Cultural heritage in respect to the activities held in Europe has two fundamental roles, as a tool for creating cultural identity and as an asset for economical development. Cultural heritage is an important growing sector in the manner that it provides new employment opportunities and job alternatives. As the most important economic input of countries, tourism is reflected mostly by heritage places. Thus, both for humans and places, cultural heritage should be conserved and brought to further generations.

This specific role and potential bring the question of activating and upgrading necessities to provide continuity in heritage. Thus, numerous measures, discussions

and methodologies are undertaken by cultural policies throughout the Europe, as well as world, to build a common conservation understanding.

The basis of EU cultural heritage conservation policies is the creation of a common conservation understanding. The fundamental is the enhancement of a conscience of cultural identity and cultural diversity. These basic descriptions show themselves in the following key messages, which are outlined by several reports in EU to influence cultural policy and practice at the urban level:

- To take urgent measures for the protection of cultural heritage that reflects European identity.
- To support reuse of cultural heritage in the scope of physical rehabilitation and local economic development.
- To give responsibility to local authorities and communities under the principle of sharing responsibilities.
- To decide on principles and common policies to conserve and support heritage in all public administrative and management levels.
- To provide cooperation between European countries and implement integrated conservation policies between member states and candidate countries.
- To provide basis to increase public awareness.
- To enhance participation between all public and private competent actors, as well as community.

These common measures and cultural conscience as stated in the context of the chapter are essential for nations and states in the way to promote self-identity and confidence in both social and economic dimensions.

3. EUROPEAN CULTURAL HERITAGE REVITALIZATION PRACTICES

The basic principles stated in the previous chapter, are brought into life by contemporary urban revitalization practices: European revitalization practices which have common objectives as to achieve integrated approaches for urban revitalization, to increase competitiveness between European cities, to increase job opportunities, to provide social cohesion, to provide sustainable urban development, to develop partnership, to provide harmony with urban politics and establish governance mechanisms.

This can lead to conflicts between the demands of conservation and revitalization practices. According to Tiesdell (1996), 'all urban areas undergo change, but historic centres have to cope with change in their economic fortunes while change in their physical landscapes is restricted and controlled in the interests of conservation'.

Physical interventions such as preservation, maintenance, reconstruction or restoration can result in functional, architectural or in general sense urban quality of inherited environment only in the short-run, if socio-economic side of development is not considered. Therefore, a balance between physical, social and economic interventions should be brought into life in the sense of integrated revitalization.

In this chapter, then, the socio-economic dimensions in European cultural heritage integrated conservation practices are identified in the context of European revitalization practices in historic cities including inner city revitalization in historic context, organizational and management aspects of inner city revitalization and financial mechanisms for execution of heritage intervention.

With respect to several European case studies, the framework in the means of successful historic revitalization is prepared. The lessons from experience of the revitalization practices in historic centres of Europe form the core of this chapter. The case studies handled are chosen within important urban pilot projects in historic centres in the scope of integrated revitalization, three of which are included in World Heritage List (WHL) of UNESCO. These are Bordeaux, Turin, Albaicin, Oporto, Bath and Dublin.

3.1 Urban Revitalization in Historic Context

Urban revitalization can be defined as ‘an approach to reverse ongoing physical and social deterioration and economic decline that excludes urban areas and their inhabitants from the city-wide urban development process’ (Acioly, 2003). Atman (2003) states that urban revitalization involves integrated approaches to provide new demands of future visions of target areas.

Historical inner cities are confronted with similar problems such as high unemployment rates, social exclusion, decaying local economy, lack of safety, lack of quality of urban life and pressures arising from rent arrangements on cultural heritage. Besides the natural decay, the rapid urbanization, industrialization, and population mobility and as well the socio-economic restructuring are the threats on cities. Pickard (2001) summarizes several situations and issues which take place in Europe with regard to historic centers as follows:

- Increasing trend towards depopulation and the loss of residential function,
- Deterioration of historic centers socially and economically, as well as physically,
- Development of urban initiatives of history on the community,
- Uneven development of real estate markets with increasing economic activities,
- Incompatibility between urban investment patterns,
- Functional and social segregation.

An increasing interest on cultural heritage has been observed basically since 1970s in Europe. The revitalization efforts, either physically, socially or economically, take the place of demolishing interventions with the contribution of new sector developments as retail, housing, tourism or socio-cultural facilities.

Tiesdell (1996) studies revitalization practices within three headings in a general sense. These include physical revitalization, economic revitalization and social revitalization. Physical interventions constitute the first priority interventions in historic centres. However, there must be financial resource to maintain that objective and this necessitates the creation of an economic value. Secondly, economic revitalization brings the issue of reuse of historic environment, private investments, new employment fields and the cost for the maintenance of physical interventions. Finally, social revitalization is necessary to provide continuity in heritage with the collaboration of users and visitors.

The activating and upgrading of historic centres, therefore, cannot be achieved only with physical interventions as in spatial planning, but with integrated approaches covering all urban issues as well. Atman (2003) tells the setting of integrated approach as a result 'fostered by different decision-makers, architects or planners, who recognize the need to develop and implement a comprehensive heritage vs. revitalization development plan based on a vision to integrate the physical with the non-physical environment'. Heritage, in that sense, is considered as a tool rather than an objective for inner city revitalization under the best practice framework.

Urban revitalization in historic context under the theme of best practice framework requires collaboration between competent institutions and stakeholders, such as the central and local governments, non-profit organizations, private sector and residents of common visions. In this process, participatory approaches deriving from mutual negotiation-persuasion arena, and broad partnerships involving diverse groups of stakeholders are necessary.

According to Ashworth (1991), the policies and planning efforts for revitalization of historic inner city are suggested in several fields. These are changing demographic structures, strengthening the residential function, altering patterns of energy use and transport, developing commercially viable activities and institutional improvements. The expected impacts of these kinds of strategies can be summarized as follows (Fudge, 1999):

- Contributing to economic growth by wealth creation and business development.
- Improving the quality of life of local residents, and appreciation of culture.
- Employment creation due to new emerging sectors as tourism, retail trade and local services.
- Opportunities for new training, capacity building initiatives.
- Physical regeneration of heritage to improve the image and the identity of the city and to promote the reuse of historical centres.
- Increasing the attractiveness of the locality for decision-makers and entrepreneurs.

The defined benefits, as sure, are sufficient in realizing the need for integrated approaches in revitalization practices shaping a framework of improvement of quality of life, building local confidence, developing local economy under physical, social and economic dimensions.

3.2 European Cultural Heritage Revitalization Tools

It is impossible to separate the issues of cultural heritage conservation practices from the legislative and organizational structures of administrative organs. Laws and regulations are the fundamentals in defining the role of competent organs in conservation, in identifying conservation measures, potential actions and in decision-making processes.

The success of EU conservation and revitalization practices very much lie under the integrated legal, managerial and financial policies.

3.2.1 Legislative and Organizational Background for Urban Revitalization in Historic Context

The widespread trend in EU is towards a decentralization of heritage management (Ashworth, 1991). Either the legislative structure is centralized or not, the important feature is state's intervening role in control and financial support processes. The locality is increasingly gaining significance in institutional arrangements and in decision-making, to maximize flexibility, applicability and effectiveness.

The initiative for the conservation of heritage was always governmental, Ashworth (1991) argues. But recently, with the concerns of private citizens for the protection of cultural heritage due to rapid urbanization and industrialization, it became an initiative of voluntary action.

More generally, all level of governments takes a role in decision-making, budget allocation processes of planning, and also with the management of heritage sites. But this is far from being a vertical relationship. The horizontal relationships between competent departments highlight coordination among effective conservation policies.

Acioly (2003) brings the cycle of legal, institutional and organizational framework in revitalization practices as shown in Figure 3.1 by defining requirements and preconditions of success criteria. Although the implementation approaches are different throughout Europe as well as world, the conceptual framework meets at a common basis enlightening similar results as examined in further topics.

The requirements, as figured above, in successful revitalization practices are financial capacity deriving from allocation of resources, local capacity specifically through human and capital capacity of target area and control systems. The preconditions are good organizational structure, adequacy of decision-making process and the last but not the least the political will. Accomplishing best result is very much bounded on the relation of these under effective information systems.

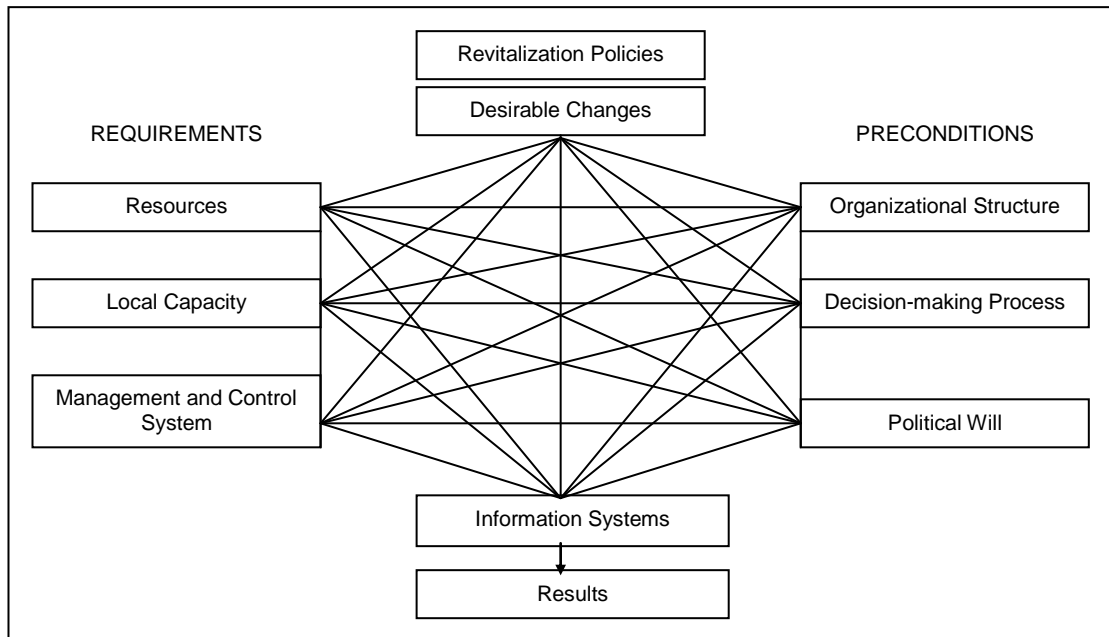


Figure 3.1 Facilitating Legal, Institutional and Organizational Framework (Acioly, 2003)

3.2.2 Management and Financial Aspects of Urban Revitalization in Historic Context

Cultural heritage has a deep connection with the economic and spatial planning. This means that policies for conservation and revitalization of cultural heritage should be understood as part of the planning and management efforts.

Urban Forum on 21st century cities held in 26-27 November 1998, also, focuses on enhancing the necessity for integration of historical cities in the development models in social and economic aspects between international and national organs (Council of Europe, 1998).

Integrated inner city revitalization concept, in that sense, brings several approaches throughout the world, to answer different aspects arising from crucial issues that historic cores are facing. These aspects of planning and conservation issues under the roof of revitalization can be examined with different approaches such as:

- Participatory Approaches
- Planning Approaches
- Management Approaches
- Financial Approaches.

3.2.2.1 Participatory Approaches

'Participation is a process through which stakeholders influence and share control over development initiatives and the decisions and resources which affect them' (The World Bank, 1996).

The most obvious change to focus during 1990s is the development of participatory planning with the decentralization trends of power. Coordination between different social organizations and institutions, which can be the state, financial corporations, NGOs, community organizations, private sector, universities, religious organs or political parties, and creation of continuous negotiation and persuasion arenas that equally response to the demands throughout stakeholders are considered to be the most effective mechanisms for implementing development programmes (UNCHS, 2001).

One of the basic impacts of these participatory initiatives is the growing significance of organized civil society. Today, local governmental authorities together with community are attempting to improve their cities. Civil society participation shows itself in most of the Western countries for years to look after the interests of individuals.

However, as Tiesdell (1996) points out, public participation is not always the right alternative. The structure and history of local community and the attitudes of residents are important in establishing the framework for public participation.

3.2.2.2 Planning Approaches

The aims, prerequisites and requirements of urban planning practices and conservation policies can differ on account of their legal and organizational basis. Urban planning is generally concerned with the overall development and change, however the conservation approach, deals with much more small-scale interventions in urban planning process. Balancing these two diverse approaches lies under the understanding of strategy based action-oriented planning.

Strategic Plan is a framework developing a relationship between objectives, strategies, projects and their impacts with the convergence of interests of public and private actors in all phases of plan-making and implementation durations (Carmona and Burgess, 2001). It is a process that is supported through good data collection and analyses. It is a plan of action, rather than a plan to regulate action.

Strategy based action-oriented planning that concerns on projects rather than whole urban systems brings forward the bottom-up approach based on problem analysis, smart objective setting, SWOT analysis defining the potential future actions, financial and economic feasibility studies with the use of contemporary techniques.

The planning in that sense appears to be more creative, innovative, participatory and entrepreneurial.

Negussie (1999) emphasizes 1980s' fact of emergence of entrepreneurial form of planning that 'the emergence was due to a shift from an emphasis on local authority based planning to central authority planning by the drawing up of general planning frameworks promoting private sector'.

Flagship projects are leading action-oriented revitalization projects (Grant and Mawle, 1999). 'Flagship is most commonly applied to pioneering, large-scale urban renewal projects' (Bianchini, at all, 1992). These are the reflections of larger visions of regional, national or international concerns on certain intervening actions. They are the driving forces behind certain strategies.

According to Bianchini (1992), as an intersecting notion, they all recreate the image of the city, they are directed towards economic development or tourism strategies and act as magnets. Thereby, heritage is the most responsive potential in these projects.

The success of revitalization projects in historic cities highly depends on the cooperation of many actors whose perspectives must be taken into account, as mentioned above. Strategic planning, in that sense brings forward necessary tools to examine the context of the roles of these actors and the availability of financial resources through stakeholder analysis, cost benefit analysis or cash flow.

3.2.2.3 Management Approaches

Urban management, as a multi-sector and multi-actor notion, can be defined as: 'the effort to co-ordinate and integrate public as well as private actions to tackle the major problems the inhabitants of cities are facing and to make a more competitive, equitable and sustainable city' (Pieter Van Dijk, at all, 2001).

There are major new challenges for urban management. According to Acioly (2003), these are; the changing role of government as an enabler, legal framework and institutional arrangements through decentralization policies, capacity building strategies, governance and local economic development issues, new technologies and new actors.

Good urban governance is the key element to strengthen local links, to increase public control; to enhance role of non-profit organizations, to enlarge the responsibility area of local governments and their financial independence. But, it must be directed through participatory, transparent, accountable and efficient approaches.

According to Pickard (2001), the implementation of strategies for the management of historic centers requires appropriate management organization and intervention methods and participation of the community.

In most of the cities in Europe, an autonomous or a semi-autonomous mechanism is being created to implement inner city revitalization strategies in the means of 'institutionalization of management' (Lichfield, 2000). Thus, an effective negotiation and persuasion arena for common strategic views is developed between participants.

3.2.2.4 Financial Approaches

Financial aspects are of special importance to conduct a 'financially sound and sustainable framework' (Serageldin, 1996). Because of the high maintenance costs, alternative economic solutions must be developed, besides governmental support. Direct state intervention can be the most effective tool in resource mobilization, but it is insufficient. Public Private Partnerships, in that sense, gain significance in sharing the responsibility in both administrative and financial levels.

Lyd (1992) brings a definition for partnership as 'a mechanism for enabling greater local authority participation in the regeneration schemes'. Thus, public private partnership is a coordinated and managed methodology that resources are allocated to the inner cities. Harvey (1989), then, points out an entrepreneurial approach where partnerships are associated to urban policy and redevelopment of the cities.

Financial or economic planning to rehabilitate and maintain historic environment can be another instrument to enable private participation and investment in conservation. The last but not the least, the international support is as sure the most important financial support for revitalization practices.

When the institutional structure of EU is considered for financial structuring, there appear three main resources. These are EU funds accounted by European Commission, Structural Funds and Trans-national Funds. The responsibility for the management of resources is shared between two organs, which are European Investment Bank and European Central Bank.

EU structural funds mostly provide financial support on the projects of culture that introduce appropriate tools. Within these, the most important structure is European Regional Development Fund (ERDF) as being the main source for the revitalization practices handled in this study. According to the Article 10 of ERDF (Reg. No. 2081/93 and 2083/93), financial support is provided for the pilot projects focuses on regional development at Community level. These projects can be defined as follows (European Commission, 2003c):

- The projects that constitute incentives to the creation of infrastructure, investment in enterprises and other specific measures having a marked Community interest.
- The Projects that encourage the exchange of experience and development of cooperation between different Community regions.

Under the frame of this article, ERDF mobilize 1% of its annual total budget to the projects stated above. For instance, 15 million ECU was accounted for 33 regional cooperation pilot projects that include cultural heritage programmes between 1994-1999 (European Commission, 2003c).

Trans-national funds, on the other hand, provides cooperation between whole European fund systems and basically covers the projects of on reuse of previous projects.

3.3 European Cultural Heritage Revitalization Practices

Cultural heritage is the fundamental indicator for cities' identities. Thus, the improvement of quality of life in cities and provision of information technologies are more taken into consideration day by day. In 2002, the support given by European funds to activities related to culture is 400 million ECU.

European cultural heritage builds the important portion of world heritage. This heritage as stated in UNESCO Recommendation (UNESCO, 1976) represents the living presence of the past, thus, their safeguarding and integration has a major importance for planning¹. The common objectives of European cultural heritage revitalization practices (European Commission, 2003c), in that sense, can be summarized as follows:

- To develop comprehensive approaches for urban revitalization.
- To increase competitiveness within European cities
- To provide social and economic cohesion.
- To maintain sustainable urban development
- To increase partnership mechanisms
- To integrate small-scale projects to further regeneration practices and

¹ UNESCO Recommendation of 1976: "Historic areas are part of the daily environment of human beings everywhere. (They) represent the living presence of the past, which formed them. ... Their safeguarding and their integration into the life of contemporary society is a basic factor in town planning and land development".

- To create harmony with urban political progress.
- To establish governance mechanisms

Europe, since the beginning of 1970s, brings several approaches into practice to build an effective and efficient methodology of revitalization practices, as a process of renewal. Acioly (2003) examines the urban renewal experience in Europe under four stages of development (Figure 3.2).

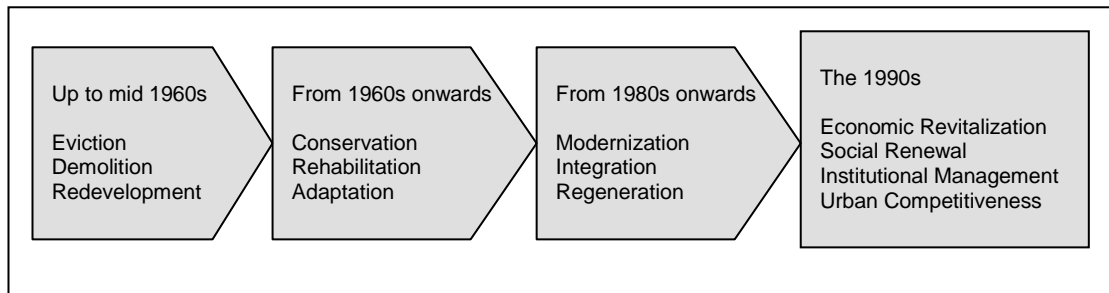


Figure 3.2 The Experience of Urban Renewal in Europe (Acioly, 2003)

Up to mid 1960s, the focus was generally on eviction, demolition and redevelopment considering the need to overcome the decay in war cities. From end of 1960s till 1980s, conservation, rehabilitation and adaptation of cultural heritage issues came into practice with the negative impacts of industrialization efforts. From 1980s to 1990s, the period can be described as modernization, integration and regeneration era.

The 1990s though, brought the concept of integrated approaches that combine physical rehabilitation with economic revitalization, social renewal, institutional management and urban competitiveness. These resulted in interventions of great economic and social impacts and institutional arrangements, capacity building of actors, especially in historic inner cities.

The European Practices reviewed in the study, in that sense, are chosen in relation to European Urban Pilot Projects in the context of URBAN Programme, which have common policies reflected in the context of project formulation. In all, common policies aim at establishment of integrated approaches, development of partnerships and introduction of governance mechanisms. These practices are studied in relation to countries' urban conservation practices, as seen in Figure 3.3 are stated below:

- France, Bordeaux: 'The Economic Regeneration and the Social and Cultural Development of a Neighborhood of Bordeaux'
- Italy, Turin: 'Managing Revitalization in the Historical City Centre of Turin'

- Portugal, Oporto: 'Historic Restoration in the Bairro Da Se, Oporto'
- Spain, Granada: 'Economic Regeneration of the Historic Centre of Albaicin'
- United Kingdom, Bath: 'City of Bath World Heritage Site Management Plan'
- Ireland, Dublin: 'The Renewal of Temple Bar'

To build a common basis, first urban revitalization practices of the case study countries are examined through legal and organizational background, general principles and objectives of cultural policies and finance of urban conservation practices. Then, each case study is reviewed in the scope of project components of aim, objectives and sub-projects and project management and finance.



Figure 3.3 Sample Cities for European Cultural Heritage Revitalization Practices



Figure 3.4 City of Oporto (included in WHL in 1996)



Figure 3.5 Albaicin, Granada (included in WHL in 1984)



Figure 3.6 City of Bath (included in WHL in 1987)



Figure 3.7 Bordeaux, France



Figure 3.8 City of Turin, Italy



Figure 3.9 Dublin, Ireland

3.3.1 Urban Revitalization Practices in France

3.3.1.1 Legal and Organizational Background

France shows a centralized structure with compact planning schemes. There exists conservation legislation under general planning law. The state is responsible for control of the actions in conservation. The final decisions are made by Ministry of Culture.

In France, Ministry of Culture and Communication has the direct responsibility for conservation of heritage (Decree No. 95-1217 of 15 November 1995) (Council of Europe, 2002). It is comprised of central directorates-Heritage Directorate and the Architecture Directorate-, regional bureaus and local authorities as town councils and departments.

Regional bureaus, which represent the government at local level (Regional Directorates of Cultural Affairs-DRAC), are very significant organisms, comparative to other countries, in ensuring implementation of national policies.

Local authorities are responsible for local administration independent of each other. Town councils also manage local cultural facilities and organize cultural events in collaboration with the Ministry of Culture. (Cultural Policies.net, 2003).

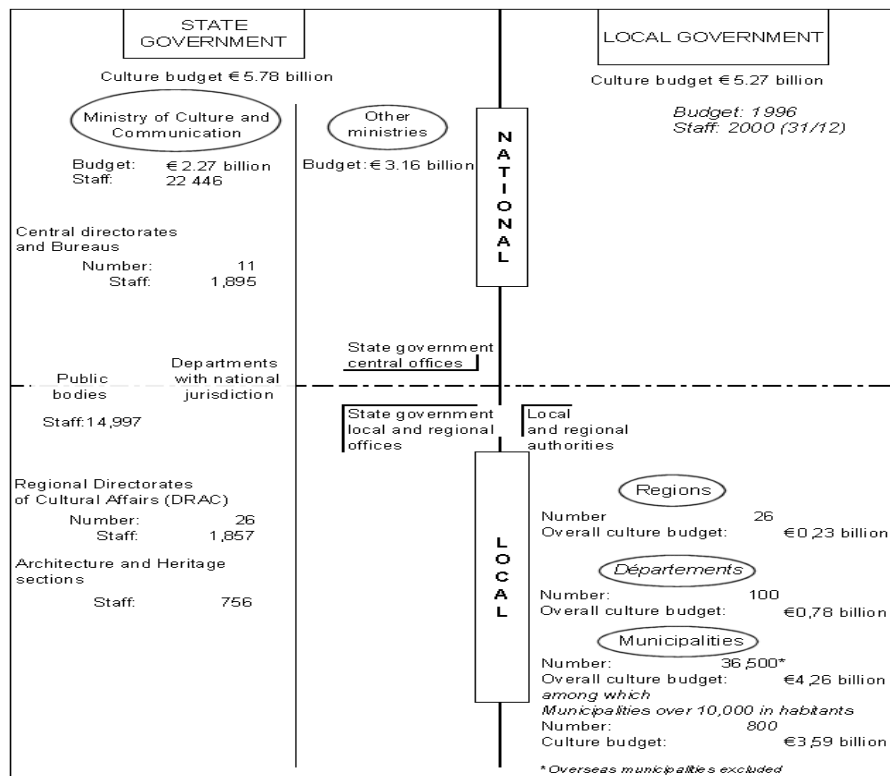


Figure 3.10 Key Actors in Public Cultural Policy (Cultural Policies.net, 2003)

The state and region project contracts and city contracts ensure the basis of effective partnerships (Cultural Policies.net, 2003). These include arts teaching, vocational training, and regional cultural development.

Ministries other than the Ministry of Culture participate directly in public cultural development. These are the Ministry of Education and the Ministry of Foreign Affairs. Other than their own expenditure and cultural programmes, joint initiatives are carried out with the Ministry of Culture, usually in the context of inter-ministerial agreements (Cultural Policies.net, 2003).

The decentralization laws do not affect the systems for conservation of the built heritage, which are under the responsibility of the State. The development of conservation plans is also under the responsibility of the State. All town-planning documents (master plans, land-use plans, zone development plans in concerted development zones) set limitations on the natural or urban sites (Council of Europe, 2002).

3.3.1.2 General Objectives and Principles in Cultural Policy

Provision of equal access to cultural heritage is the first priority objective in French cultural policies. More generally, culture is an integral part of overall development and it is the key factor in ensuring the quality of life of each individual.

In accordance with the law, government action also covers the protection, maintenance, conservation, development, promotion, and enhancement of cultural heritage, considered to be common property to be shared by the nation.

Urban and housing policies focusing on the enhancement of old or historic parts of towns have a significant role in France since 1970s. These policies are generally outlined by integrated conservation principles, aimed at revitalization of neighborhoods, rehabilitation of private housing, creation of new housing by low-cost housing associations, creation of public services, support for commercial and craft activities, redevelopment of public areas, reduction of motor traffic, restoration and re-use of monuments for cultural or social purposes. Planned Housing Improvement Operations (OPAH), is an example for such developments (Council of Europe, 2002).

Developing participation in cultural activity is another main cultural policy objective. A range of policies is put into practice to overcome the cultural differences based on location and tradition. The educational aspect of government cultural action is also linked with the issue of the access and participation of individuals in cultural life (Cultural Policies.net, 2003).

3.3.1.3 Finance of Urban Conservation Practices

Direct state intervention for execution of fundable heritage is an important feature in France. However, direct state aid differs upon the kind of cultural assets. State provides financial support up to 40%-45% on the issue of listed assets (Council of Europe, 2002). Besides tax relieves on income, if the assets are open to public access, the maintenance costs are provided fully by the State. The Ministry of Culture and Communication, with equal collaboration of other ministries allocates funds for provision of cultural services. Moreover, local and regional authorities contributes increasingly to heritage enhancement with public funds (Council of Europe, 2002)

The Ministry of Culture is not the only government body that provides financial support for culture. A certain number of other ministries allocate funds to the provision of cultural services. Those are the Ministry of Youth, Education and Research and the Ministry of Foreign Affairs. In 1996, overall public expenditure on culture in France was 11.05 billion euros (Cultural Policies.net, 2003).

Private finance is also an important aspect in funding heritage. To encourage commercial and industrial companies to sponsor culture, and particularly the heritage and to give continuity to their sponsorship activities, the enterprise foundation is legally available (Council of Europe, 2002).

Table 3.1: Overview of Funds Allocated to Culture in France, 1996 (Cultural Policies.net, 2003)

Expenditure Kind	In billion euros	%
Public financing	11.05	24%
Other sources of finance	35.03	76%
Overall expenditure on culture	46.08	100

3.3.1.4 Case Study: The Economic Regeneration and the Social and Cultural Development of a Neighborhood of Bordeaux

Brief Definition of Case Study

Bordeaux is an old port city that was built along Garonne River, fronting Atlantic Ocean in France. The city suffered economic decline, especially in shipping-related activities, after the resettlement of port in outer parts of the city. It is stated that the land along the riverbanks is fairly wasteland and it is abandoned with warehouses (Bordeaux Town Hall, 2003).

The Bordeaux pilot project focuses on that area of ex-industrial land and poor quality housing. The population is around 85.000, a high proportion of whom are immigrants with high unemployment rates (Bordeaux Town Hall, 2003).

The aim of the pilot project is to regenerate that riverside area using integrated measures involving urban renewal, economic regeneration and social and cultural development to stimulate economic and cultural activity, and to bring life and investment back to the riverside (Bordeaux Town Hall, 2003).



Figure 3.11 A View from Bordeaux

Project Components

Project is comprised of diverse actions to fulfill the general measures defined by the main aim. The actions are grouped under three headings as seen in Figure 3.12 (Bordeaux Town Hall, 2003):

- Urban Renewal
- Economic Revitalization
- Social and Cultural Development

Urban Renewal projects are basically focused on rehabilitation of waste lands and decaying buildings, improvements in open spaces and increasing urban vision and image of the city. The projects on urban renewal are given below (Bordeaux Town Hall, 2003):

1. Reclamation of the Quaysides

2. Rehabilitation of the River Banks: The old warehouses are demolished and various urban developments designed to offer new cultural, economic and leisure facilities.

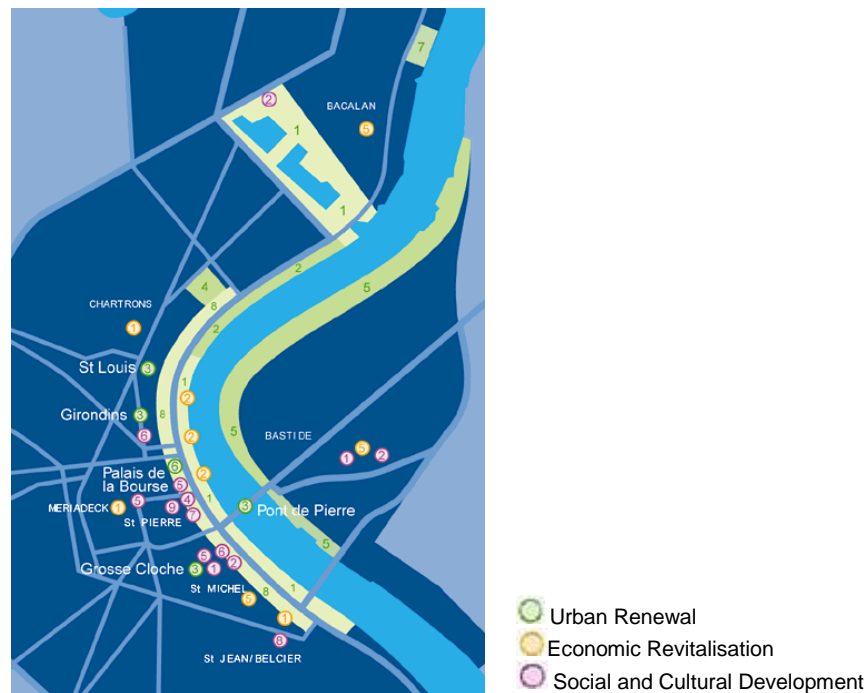


Figure 3.12 Map of Bordeaux Project (Bordeaux Town Hall, 2003)

3. Planning Programme: The warehouses and poor quality housing areas are maintained, taking account of the architectural and cultural heritage of the buildings by the Bordeaux Port Authority.

4. Lighting Plan

5. Chartrons: Rehabilitation of old wine storage cellars by increasing urban facilities, especially housing and business activities.

6. Riverside Park: Development of the right bank of the Garonne River.

7. Renovation of the Facade of the Stock Exchange: Enhancement of the historic facade in partnership with the Bordeaux Chamber of Trade and Industry and the Regional Division of the Customs.

8. Bacalan Park: This programme involves creation of blocks of flats, public facilities and a park overlooking the river aimed at the integration of the underprivileged population in the relevant building and development work.

9. Cleaning and rehabilitation of the buildings: This action is accompanied by a plan aimed at integration into the local economy based on the transfer of know-how in the fields of conservation and enhancement of historic buildings.

Economic Revitalization of Bordeaux comprises of several actions for enhancement of new economic activities as provision of economic integration of underprivileged groups, professional training and transformation of activities. The projects on economic revitalization are given below (Bordeaux Town Hall, 2003)



Figure 3.13 Lightening of Two Banks of Garonne River (Bordeaux Town Hall, 2003)



Figure 3.14 Rehabilitated Old Wine Storage Cellars (Bordeaux Town Hall, 2003)

1. Local Bordeaux Youth Future Mission: The aim is to provide synergy for all the initiatives aimed at the economic integration of the young population from 16 to 25 years old.
2. Fairs: Installation of commercial and leisure activities in reclaimed areas.
3. Arts and Crafts: Identification of the resources available to encourage the installation of arts and crafts activities in the city centre.
4. Professional Training in the Building Trade
5. Local Youth Support Programme

Social and Cultural Development focuses on the enhancement of public awareness and participation in the conservation process. These include support programmes for all groups of inhabitants, know-how activities and creating a social and cultural milieu. The projects on social and cultural development are given below (Bordeaux Town Hall, 2003)

1. School Support Programme: It is designed to foster the integration of young children with problems at school.
2. Local Cultural Events Programme: It includes thematic cultural events as Book Fair, Story-Telling Festival, district Music Festivals.
3. District Newspapers
4. Theatricalized Visits of Old Bordeaux.
5. Bordeaux as a Port of Call for Cruise Ships: The qualification of Bordeaux port.
6. Cycle of Conferences and Events for the General Public
7. Rehabilitation of the Youth Hostel to Comply with European Standards
8. Creation of a Social Center

Project Management and Finance

Sustainable development is one of the key aims of the project. It is provided by the creation of a management team and broad public and private partnership. The Bordeaux UPP is realized with the contribution of Town Hall of Bordeaux and public and the private partners, and with the technical and financial support of the EU (3 million ECU). EU is the driving force in this manner.

The coordination and management is handled by a semi-autonomous mechanism, Bordeaux Metropolitan Development Agency (Bordeaux Town Hall, 2003). The partners involved are:

- The Bordeaux Urban District Council
- The Gironde County Council
- The Aquitaine Regional Council
- The Prefecture of Aquitaine and the Prefecture of the Gironde
- The Aquitaine Regional Division of Cultural Affairs
- The Bordeaux Chamber of Commerce and Industry
- The Bordeaux Port Authority
- The Guild Chamber of the Gironde
- The Family Allowances Fund of the Gironde
- Domofrance
- Aquitanis
- The Bordeaux Tourism Office
- C.A.A.I.D. (Centre for Architectural Assistance, Information and Documentation on the protected area)
- The Bordeaux Association of District Activity Centres
- District Associations

3.3.2 Urban Revitalization Practices in Italy

3.3.2.1 Legal and Organizational Background

In Italy, four levels of government -State, Regions, Provinces and Municipalities - share responsibilities in the cultural field. Ministry of Heritage and Cultural Activities is the direct responsible authority for heritage conservation (Figure 3.15).

The Ministry implement strategies on heritage conservation through the Central Office for Environmental, Architectural, Archaeological, Artistic and Historic Assets which co-ordinates the activities of its regionally-based external services. There exist 64 local boards on protection of cultural heritage.

Regionally; cultural responsibilities are exercised by the cultural, environmental and local planning assessor of the regional council. The municipalities have also heritage conservation assessors (Council of Europe, 2002).

Comparative to others, Italian cultural policy model is considered within an administrative and an economic dimensions. And public sector is the primary funding source for heritage. The framework for cultural objectives for the protection

and enhancement of heritage is indicated by a national law. But, there is no direct relation of these objectives with the cultural policy objectives of the Council of Europe (Cultural Policies.net, 2003).

Inter-ministerial cooperation is also very important in Italy, as in France. This is overtaken between Ministry for Heritage and Ministry of Foreign Affairs for cultural relations abroad and Ministry of Education for arts training and education in schools (Cultural Policies.net, 2003).

The Conservation of the Cultural Heritage of Monuments and Sites (Town Planning) Act 765/1967, demands municipalities to draw up an urban land-use master plan to determine different interventions for historic centers (Council of Europe, 2002)

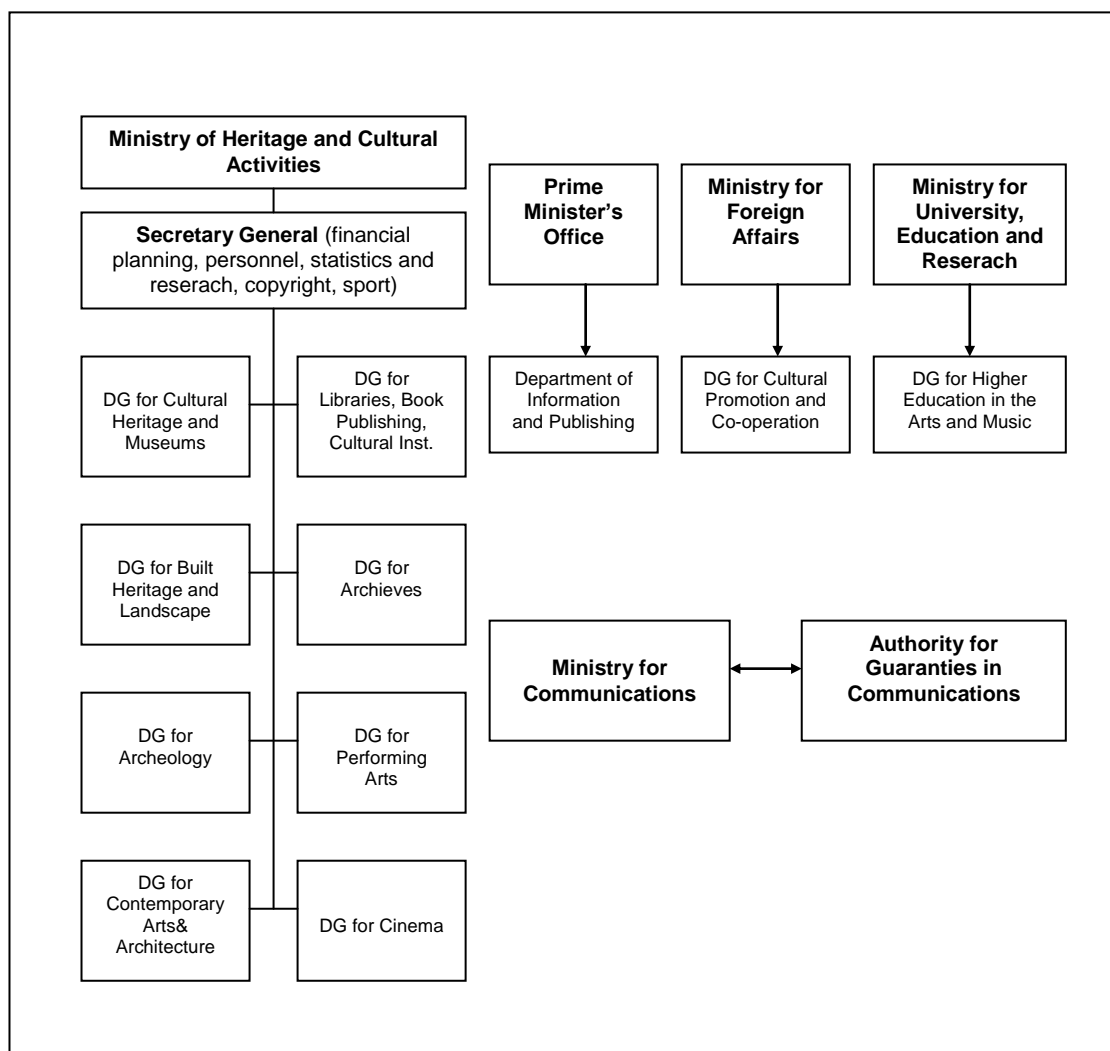


Figure 3.15 Organizational Structure in Italy (www.culturalpolicies.net)

3.3.2.2 General Objectives and Principles in Cultural Policy

The Italian Constitution (law 368/1998) gives definitions for major objectives in Italian cultural policy in the following headings (Cultural Policies.net, 2003):

- The protection and enhancement of heritage
- The promotion of cultural activities
- The support of artistic research and innovation
- Higher training in all cultural disciplines
- The diffusion of Italian culture and art abroad

Decentralization of responsibilities concerning conservation of cultural heritage is a new trend in Italy. Thus, institutional arrangements to increase vertical cooperation between governmental levels are being made. Fostering partnerships in the management of the cultural heritage is another issue included in the short term priorities of cultural policy of Italy.

Besides direct governmental involvement to cultural activities, quasi-public or private mechanisms are being established to support enhancement of cultural heritage. The last but not the least, there are major efforts for increasing the coordination among all levels of administrative organs for successful conservation and revitalization efforts (Cultural Policies.net, 2003).

3.3.2.3 Finance of Urban Conservation Practices

There is a growing trend in Italy to look for alternative solutions rather than direct state intervention as tax relieves for conservation of cultural heritage. Creation of National Lottery is one of the solutions to co-finance. As mentioned above, public private partnerships play an important role in either management or funding heritage.

Table 3.2 Main indicators for public cultural expenditure in Italy, 2000 (Cultural Policies.net, 2003)

Indicators	Expenditure
Total cultural expenditure	6 464 million euros
Pro-capita cultural expenditure	112 euros
Ratio of cultural expenditure on total public expenditure	1.19%
Ratio of public cultural expenditure on GDP	0.55%

State funding takes two forms in Italy. These are regular budget allocated in the Ministry for restoration works or for preserving and maintaining the national heritage and making the public aware of it and extraordinary budgeting voted by Parliament from the appropriate department of the Ministry for urgent works.

Besides, tax relieves play an important role in private encouragement. To encourage the conservation of heritage monuments, relieves on income tax, wealth tax, local taxes, death duties and Value Added Tax are put into action (Council of Europe, 2002).

The public cultural expenditure per capita in Italy is 112 euros in 2000. The ratio of total public expenditure and GDP for the same year are 1.19% and 0.55%.

3.3.2.4 Case Study: Managing Revitalization in the Historical City Centre of Turin

Brief Definition of Case Study

The history of Turin goes back to 3rd BC. The historic character of the city with traditional street layout, civil architecture examples and harmonious squares is the factor enabling the city to conserve this urban fabric (European Academy of the Urban Environment, 2000).

Within the EU URBAN Programme, the city of Turin urban regeneration project aims to revitalize the urban functioning of the historical centre, the Porta Palazzo area. Porta Palazzo, with a population of 8107 according to 1995 figures, suffers from lack of building maintenance, poor waste management, closure of small enterprises and high crime rate (European Academy of the Urban Environment, 2000).



Figure 3.16 A View from Turin

Project is an initiative to implement an integrated set of measures in various fields of enhancing physical conditions and the local economy based on a social contract agreement between local residents, public and private sector institutions and organizations (European Academy of the Urban Environment, 2000).

Project Components

The project is summarized in the following headings (European Academy of the Urban Environment, 2000):

- Building Refurbishment
- Training and Employment
- Information Technology
- Social Inclusion
- Environmental Measures

1. Business Incubator

The key areas are defined under the headings of planning weekend after hours, food quality control, keeping arts and crafts alive, and business information activities.

2. Safety Net

Support measures for prostitutes, support measures for alcohol and drug addicts, partnerships between young population and the community, re-organization of policy services are undertaken for creating a safe environment.

3. A Good Place to Live

Building stock rehabilitation, market place renovation, after hours policy for the market area are potential actions to provide a good place to live.

4. Sustainability

Sustainability activities include introduction of waste management in food sector, district energy planning.

5. Linkability

Re-organization of mobility and parking and setting up internet communication are activities for increasing links in the district.

With these projects, a number of important impacts are overseen. The renovation of housing stock led to new employment opportunities for 1000 people with the

creation of 100 local jobs. Training strategies result in provision of formal skills and qualification for new immigrants.

Project Management and Finance

The project management is done by a specific non-profit organization – Consiglio Direttivo, project management committee - and it comprises of different public and private body participation. Project partners are generally act as sponsors and cofunders and manage in overall monitoring and auditing process. To increase local participation special forums and know-how basis are established.

Total funding of the project sums up to 5.069.316 million ECU, 50% of which is covered by European Structural Funds (European Academy of the Urban Environment, 2000).

3.3.3 Urban Revitalization Practices in Portugal

3.3.3.1 Legal and Organizational Background

Portugal shows a centralized structure with compact planning schemes. There exists conservation legislation under general planning law. The state is responsible for control of the actions in conservation. The final decisions are given by Ministry of Culture (Figure 3.17).

Outside the Ministry of Culture, other bodies have played an active part in the field of culture. These are the Camões Institute (IC), the Directorate-General of Monuments and National Buildings (DGEMN), the Ministry of Supply, Planning and National Administration (MEPAT) (Cultural Policies.net, 2003).

Foundations have an important role in conserving cultural heritage. Among those, the Calouste Gulbenkian Foundation, the Orient Foundation and the Serralves Foundation play a major role in the cultural sector (Cultural Policies.net, 2003).

Civic and municipal authorities play a significant part in the promotion and development of initiatives in the cultural field. The acquisition or restoration of cultural facilities, the development of networks, the launch of training programmes; and festivals are some of the actions carried out by those bodies.

In Portugal, besides its centrally organized structure under the Ministry of Culture, the activities related to cultural heritage is generally directed towards a quasi-autonomous agency: The Institute for Archeology and Architecture (Cultural Policies.net, 2003).

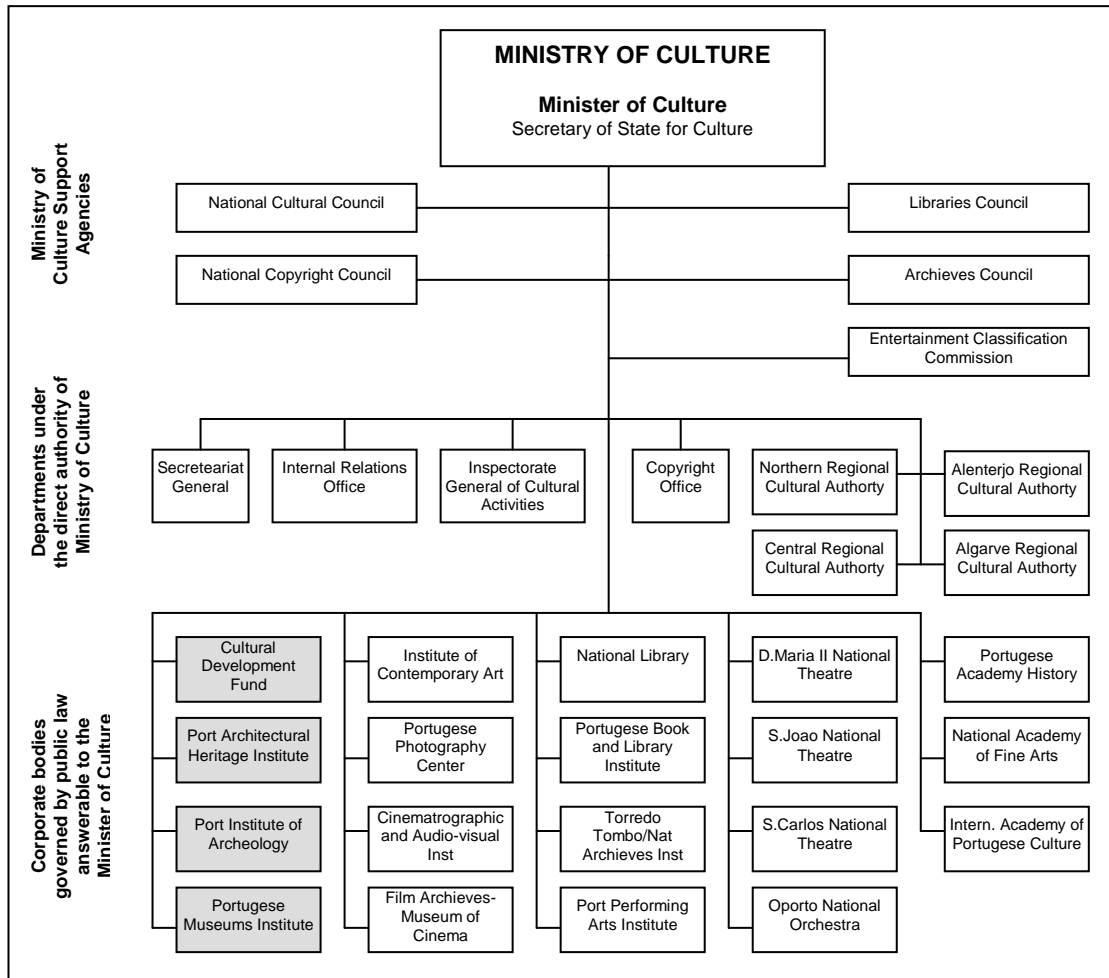


Figure 3.17 Organizational Structure in Portugal (www.culturalpolicies.net)

However, there are still decentralization problems in responsibility sharing with the regional and local organs. Though, new policies for broadening participation and privatization of cultural activities through sponsorships are being prepared. The creation of foundations is a positive attempt in the process of privatization (Cultural Policies.net, 2003).

3.3.3.2 General Objectives and Principles in Cultural Policy

The general objectives and principles in cultural policy of Portugal can be outlined as follows (Cultural Policies.net, 2003):

- Democratization: through widening of access to cultural activities, strengthening of arts teaching.
- Decentralization: through cooperation with local cultural institutions and authorities, establishment of regional branches of national agencies.

- Internationalization: through participation by Portuguese institutions in international projects and promotion of Portuguese culture abroad.
- Professionalization: through links between state cultural institutions and institutions providing ongoing vocational training and retraining.
- Restructuring: through institutional arrangements within flexible agencies of autonomy.

These objectives and principles are tried to be directed by urban conservation practices throughout Portugal within best practice framework.

3.3.3.3 Finance of Urban Conservation Practices

There is an increasing impact of local governments with decentralization objectives. On behalf of privatization of culture, governments encourage private sponsorship and to its support for foundations. The Sponsorship Act enhances tax advantages to sponsoring companies, generally from industrial, service and financial sector (Cultural Policies.net, 2003).

The most generously supported fields of culture are music, theatre and the visual arts, however there is a considerable amount of support for integrated urban projects (Cultural Policies.net, 2003).

Foundations are institutions established with private capital, which can act on the part of the civil society. They also receive support from the state.

New partnerships have emerged which present two different modes of co-financing: partnership between public and private (profit and non-profit) sectors and partnership between central power and local power aims at sharing responsibilities and expenses between the Ministry of Culture and the local administration and constitutes a new form of state intervention based on a wide autonomy of the partners (Cultural Policies.net, 2003).

Table 3.3 Public Cultural Expenditure: by Level of Government, 1995 (Cultural Policies.net, 2003)

Level of Government	Total Expenditure (in euros)	% Share of total
State (federal)	179 068.45	46.7%
Regional (provincial, Länder)	----	----
Local (municipal)	204 457.26	53.3%
Total	383 525.71	100%

3.3.3.4 Case Study: Historic Restoration in the Bairro Da Sé, Oporto

Brief Definition of Case Study

The city of Oporto, the second largest city of Portugal, with a population comprising of 327 268 inhabitants. The city has an urban landscape with a 1,000-year history giving the necessity of realization of conservation efforts (European Commission, 2003b).

The target area of the Oporto UPP is the historic district of Se, which is one of the most deprived areas in the city of Oporto. It has been designated a World Heritage Site by UNESCO in 1996. Located in the heart of the city, Se suffers from not only social and economic problems, but also physical decay in urban fabric. Moreover, housing quality is very poor, due to the age of the buildings and the lack of renovation efforts (European Commission, 2003b).

Project Components

The main aim of the project is to introduce sustainable measures to maintain and enhance the area's cultural identity and heritage, while improving the urban environment, stimulating economic activity and integrating socially excluded into neighborhood life. With these aims, a comprehensive and integrated programme is developed. This includes improvements in urban fabric and infrastructure, provision of economic, touristic, social and cultural activities, and measures to increase safety (European Commission, 2003b).



Figure 3.18 An Example for Cultural Heritage of Oporto



Figure 3.19 Map of Project Intervention Area

More specifically, the project aimed to:

- Preserve the area's cultural identity and architectural heritage;
- Renovate the district's urban environment;
- Re-house the population, following renovation;
- Promote tourism and commercial activities; and
- Create a mixed partnership network of public and non-public actors.

1. Street Renovation and Environmental Improvements

The main objective of this action is to enhance the image of the area and to bring out its historic and aesthetic characteristics by improving the appearance of the neighbourhood's open spaces, refurbishing all streets and squares in the target area by replacing pavements, planting trees, improving public lighting, and introducing a new waste disposal system.

The improvements also involve renovating the facades, preserving decorative architectural features, and eliminating modern elements. As a direct result of these improvements, the area became more accessible and attractive. Indirectly, the renovation work has encouraged new commercial activities and increased tourism (European Commission, 2003b).

2. An Information and Co-Ordination Centre

An important aspect of the Porto UPP is the inclusion of local residents in all aspects of the project. For this, an Information Centre for local people to be informed on developments is established in a block of decaying buildings after renovation. The centre is managed jointly by a group of public and private organisations, and has acted as a catalyst for further private investment in the area (European Commission, 2003b).

3. Promoting the Economic Potential of the District

This action aimed to bring new life to the district, by diversifying the economic activity of the area and encouraging new residents to move into the quarter. Measures to encourage economic activity includes studies on markets; the creation of a Committee to promote commercial activities in the area; and the provision of financial support to encourage economic activity in the restaurant, crafts and retailing sectors. To promote tourism, the project also created a tourist information office and other leisure facilities, and traffic control system to improve accessibility (European Commission, 2003b).

4. Providing Community Facilities

This action aims to provide facilities for underprivileged people of elderly, children and young people, and to improve safety in the target area. The key action is the transformation of a decaying building into a support center after renovation for the socially excluded (European Commission, 2003b).

5. Promoting Cultural Activities

The project aims to enhance the cultural heritage by renovating monuments and adapting them for new uses. Opening up important monuments to the public, establishing museums in historic buildings, undertaking archaeological excavations, and lighting the facades of historic monuments are some of the projects (European Commission, 2003b).

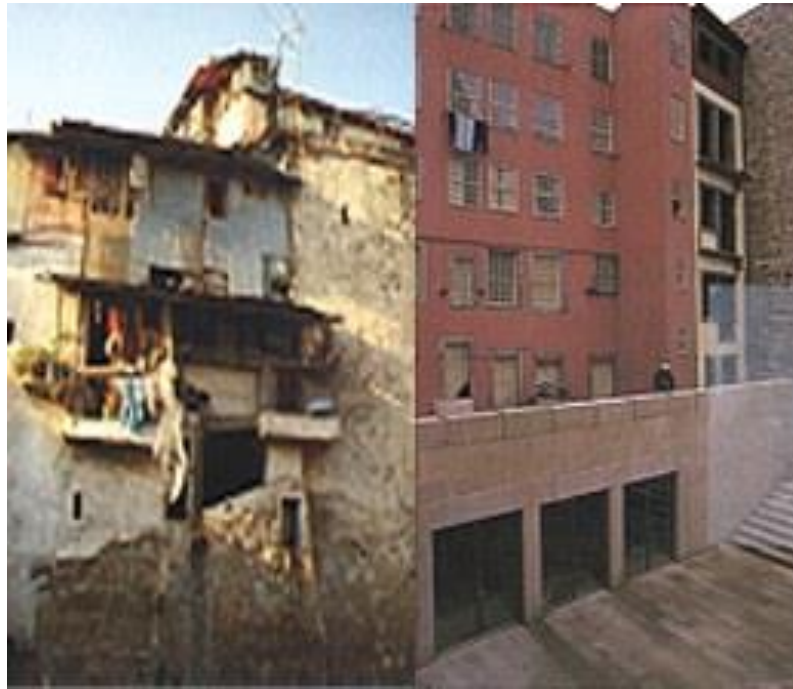


Figure 3.20 Viela do Anjo Area Before and After Restoration



Figure 3.21 Medieval Tower of 15th century which turned into a Tourist Information Centre

6. International Exchange of Experience

Local seminars and panels, as well as international events stimulates an exchange of information on related policy issues between other projects being held in different cities, between inhabitants and local authorities (European Commission, 2003b).

Project Management and Finance

The project is implemented by Porto City Council through CRUARB, the Commission for the Urban Renewal of Ribeira and Barredo to increase efficiency and to source further investments for physical and social regeneration in the area. Partnerships and consultation services are established at several levels involving municipal services, associations of local commerce, residents' associations, the local cultural centre, and religious bodies. (European Commission, 2003b).

The total cost of the project is 6.209 million euro, while the European Regional Development Fund (ERDF) contribution is 3.515 million euro. The rest is provided by the Municipality of Porto (European Commission, 2003b).

3.3.4 Urban Revitalization Practices in Spain

3.3.4.1 Legal and Organizational Background

In Spain, the direct responsibility on conserving heritage is of Secretariat of State for Culture under the Ministry for Education, Culture and Sports. General Directorate for Fine Arts and Cultural Assets, General Sub directorate for the Protection of the Historical Heritage and Spanish Historical Heritage Institute carry out actions on behalf of central authority (Cultural Policies.net, 2003).

Other competent institutions are Autonomous Communities, Local Corporations, Local government, Workshop Schools and Trade and Craft Centres in the local communities, several Heritage Conservation and Restoration Institutes in the Autonomous Communities, as the Andalusia Historical Heritage Institute, the Historical Heritage Institute of the Autonomous Community of Murcia, The Centre of Conservation and Restoration of Cultural Assets of Castille and Leon, Enterprises and Voluntary initiatives as Friends of Castles Association (Cultural Policies.net, 2003).

The cooperation between competent institutions ease the decision-making and implementation phases of that decentralized mechanism. This cooperation is provided by the Institute for the Conservation and Restoration of Public Property under Ministry of Culture, which is established in 1985 (Cultural Policies.net, 2003).

3.3.4.2 General Objectives and Principles in Cultural Policy

Generally, there are three basic priorities (Cultural Policies.net, 2003):

- Initiative of a society of information with documentation basis to obtain a complete registry of all the assets on the Spanish Historical Heritage.
- To encourage relations with the private sectors, by tax relieves and where the development measures are established.
- Cooperation with the national and international administrations.

3.3.4.3 Finance of Urban Conservation Practices

The public sector plays the basic role in the conservation and rehabilitation of the historical heritage. The Spanish Constitution (article 46) enforce on the public sector the obligation to play an active role in this field. However, there exists Autonomous Communities and the Local Administrations have an equal share in funding heritage and take role in cultural activities (Cultural Policies.net, 2003).

3.3.4.4 Case Study: Economic Regeneration of the Historic Centre of Albaicin.

Brief Definition of Case Study

Albaicin, inscribed on the World Heritage List in 1994, is an old rural district next to the Alhambra, as Granada's touristic node. It has a historical and architectural importance with its hilly setting, street pattern and buildings. This hilly structure makes it inaccessible and unattractive for visitors. It also suffers from a range of social problems including an ageing population, poverty, the high proportion of gypsies and immigrants from North Africa (Foundation of Albaicin, Granada, 2003).

Project Components

The project handled under EU UPP Programme aims to establish the basis for the revitalization of the district. The objectives are realized with integrated measures on tourism, education, culture and business sectors in Albaicin. These include improvement of accessibility, development of new tourism, university attractions, recovery of the cultural and university life and creation of a traditional craft center. The economic incentive programme, also results in the creation of 52 new jobs and 19 new initiative in the area (Foundation of Albaicin, Granada, 2003).

The Project's main objective is to lay foundations of the area's development in a medium and long term time, focusing on four principal areas: tourism, university, culture, business (Foundation of Albaicin, Granada, 2003).



Figure 3.22 Albaicín Project Area

1. Accessibility Improvement: The accessibility to the area is improved with creation of two microbus lines which cover all historic centre of Albaicín and link it with the city centre and the Alhambra.
2. Tourist Routes: New road signing on basic tourist routes and improvements in social life of the area are carried by Granada's City Council with Albaicín Heritage Foundation.
3. Campus University of the Albaicín Craft School: Albayzín Center: Craft Centre managed by a self-employed Council organism. The Albaicín Heritage Foundation built the University of Granada's Restoration Centre, for restoration, rehabilitation and recuperation of the architectural and archaeological heritage studies. This introduces more than 200 students in the area.
4. The Economic Incentive Programme is built to finance business initiatives addressed to minimize the cultural life in Albaicín.
5. Restoration of the Arabic Wall and Protection of the Area: The Albaicín Heritage Foundation has carried out the preliminary topographical works, earth tremors, demolitions, etc.
6. Cultural Area of the Albaicín Interpretation Center of Daralhorra: The Culture Department of the Government of Andalucía is the responsible authority with the contract developed by the Albaicín Heritage Foundation.
7. Implementation Office: Albaicín Heritage Foundation is specifically established for the management of the projects.
8. Programme of Information Exchange

Project Management and Finance

The management of the UPP is handled by Albaicin Heritage Foundation. It is established to improve the coordination between the institutions responsible for the revitalization of the area and to enhance citizen participation in the management of the project as all of them are represented in the Foundation. The coordination with the institutions, the collaboration agreements drafting and the assessment of the administrative processes are the responsibilities of the mechanism (Foundation of Albaicin, Granada, 2003).

This management structure converted into a technically qualified team has been highly efficient in the management of the UPP, the coordination with the institutions involved, the collaboration agreements drafting and also in the assessment of the administrative processes that affected the actions (Foundation of Albaicin, Granada, 2003).

Table 3.4 An Example for Monitoring Table by Action (Foundation of Albaicin, 2003)

MONITORING TABLE FOR COMMITMENTS AND PAYMENTS, BY ACTION			
Project name: Economic Revitalization of the Historic Centre of "El Albaicin"			
ERDF NO.: 97.11.29.001 H			
Body responsible for the project: Town Council of Granada			
Date: 30/06/01			
Types of expenditure	A Approved Budget After mayor revision EUROS	B Commitments 1997 to 2000 EUROS	C payments 1997 to 2001 EUROS
1. Integral revitalization of "Plaza Sta Isabel la Real"			
1.a. Craft Centre	392.197	392.192,00	381.706,91
1.b. Archeolog. Display "Sta Isabel"	115.179	107.233,70	107.233,70
1.c. Underground car Parking	1.059.456	1.028.701,70	1.028.701,70
2. Renovation of the arab walls...			
2.a. Protection of the Wall Area	346.727	155.451,24	142.489,48
2.b. Restoration of the Walls	590.471	587.180,09	386.374,94
3. University campus "el Albaicin"			
3.a. European Restoration Faculty	1.153.681	1.149.049,67	472.292,87
3.b. Craft School	600.015	548.443,88	560.582,91
4. Cultural quarter of El Albaicin			
4.a. Museum of El Albaicin	160.015	160.284,91	159.955,22
4.b. Center for cultural activities La Daralhorra	23.343	17.429,35	17.429,35
4.c. Archeological Display	619.268	137.230,10	58.635,58
5. Office for Project Implementation	619.268	561.081,10	544.072,10
6. Program of Supplementary Economic Incentives	368.990	309.171,38	197.727,58
7. Touristic promotion of El Albaicin	156.159	101.035,68	83.394,72
8. Information exchange programme	279.626	259.683,38	259.405,11
TOTAL	6.051.140	5.514.168,18	4.400.002,18

For the finance of the project, Granada's City Council is awarded a financial aid of 2.953.897 euro by the European Commission for the execution of the project. This amounts to 48.82% of total expenditure (Foundation of Albaicin, Granada, 2003).

3.3.5 Urban Revitalization Practices in United Kingdom

3.3.5.1 Legal and Organizational Background

There appears to be a significant role of locality in heritage selection and management. The Commission for Historical Buildings and Monuments, known as English Heritage directs, manages and controls all activities related to cultural heritage. The Department for Culture, Media and Sport (DCMS) implements government policy and administers government grants to national culture and heritage bodies (DCMS, 2003).

Quasi-autonomous Non Governmental Organizations, so-called NDPBs (non-Departmental Public Bodies) are the instruments for allocation of governmental funds for culture.

At a regional level in England there are public, quasi public and some private sector agencies that are cooperating to develop regional economies, inward investment and further broaden social and cultural agendas (Cultural Policies.net, 2003).

3.3.5.2 General Objectives and Principles in Cultural Policy

The fundamental aim of UK cultural policy is to increase public awareness and accessibility to cultural heritage. UK cultural policy seeks to nurture educational opportunities across cultural sectors, to secure contribution to economic life; and to promote their role in urban and rural regeneration, in enhancing sustainability, and in combating social exclusion. These objectives can be summarized as follows (Cultural Policies.net, 2003):

- Sustain and develop quality, innovation and good design; create an efficient and competitive market, and promote Britain's success in the fields of culture, media and sport at home and abroad.
- Broaden access for all to a rich and varied cultural and sporting life and to our distinctive built environment; and encourage conservation of the best of the past.
- Develop the educational potential of the nation's cultural and sporting resources; raise standards of cultural education and training; and ensure an adequate skills supply for the creative industries and tourism.
- Ensure that everyone has the opportunity to develop talent and to achieve excellence in the areas of culture, media and sport.

- Maintain public support for the National Lottery and ensure that the money raised for good causes supports DCMS's and other national priorities.
- Promote the role of the Department's sectors in urban and rural regeneration, in pursuing sustainability and in combating social exclusion.

3.3.5.3 Finance of Urban Revitalization Practices

In England, planned central government expenditure through the DCMS in the financial year (April to March) 2000/01 was to GBP 681 million. The National Lottery established in 1994, is one of the main funding organisms. As mentioned above, the finance of urban conservation and revitalization practices are very much directed by quasi-autonomous and community agencies with effective management and coordination schemes.

3.3.5.4 Case Study: City of Bath World Heritage Site Management Plan

Brief Definition of Case Study

Bath & North East Somerset Council (2002) explains the importance of city of Bath as 'an exceptional example of mankind's reaction to the natural world' with the hot springs that stimulated the development of the city and remains of 18th century architecture. The hot springs are the focal features for economic mobility and social interaction in Bath's history and identity (Bath&North East Somerset Council, 2002).



Figure 3.23 City of Bath

The city of Bath was included in World Heritage List in 1987 as a place of universal significance for its architecture, town-planning, landscape, archaeological remains and its role as a setting for social history (Bath & North East Somerset Council, 2002).

The objectives and actions of the plan are designed in accordance to a long-term vision for the site to take the World Heritage Site forward into the 21st century. It is supposed to be used in conjunction with the Local Plan, and coordinated with other activities of the Local Authority and organizations involved in managing the World Heritage Site under the control of Steering Committee. The issues, objectives and actions in the Plan are defined under six headings; which are managing change, conservation, interpretation, education & research, physical access and visitor management (Bath&North East Somerset Council, 2002).

Project Components

The Management Plan is directed towards the Local Plan, and coordinated with Local Authority and other organizations involved in managing the World Heritage Site and it is divided into four sections (Bath&North East Somerset Council, 2002):

- Introduction of the World Heritage Site, the need for and aims of the Management Plan, the process of preparing the Plan
- Description and significance of summary description and history, significance of the Site, ownership, planning & policy framework
- Management issues and objectives of current situation, vulnerabilities and opportunities of the status
- Programme of implementation arrangements, monitoring the plan, resourcing, 5-10 year actions

The Management Plan aims to provide a framework to guide the future proactive management of the World Heritage Site, and sustain its outstanding universal values. The Plan offers objectives and actions designed to fulfill a long-term vision for the site. The main aims of the Management Plan are stated below (Bath&North East Somerset Council, 2002):

- Promote sustainable management of the Site ensuring that its unique qualities and world-wide significance are understood, and that the fabric and special character of Bath is safeguarded for the future
- Meet the needs of the heritage whilst maintaining and promoting Bath as a living and working city

- Provide physical access and interpretation for all, promoting the site's educational and cultural values
- Improve public awareness of and interest and involvement in the heritage of Bath, achieving a common local, national and international ownership of World Heritage Site management

The issues, objectives and actions in the Plan have been defined under the following headings (Bath&North East Somerset Council, 2002):

- Managing Change: administration, funding, risk awareness, information management, monitoring & recording, boundary, local community, development, statutory protection, non-statutory planning
- Conservation: ownership, funding, buildings, landscape, archaeology, public realm
- Interpretation, Education & Research: interpretation, education, research
- Physical Access: traffic, parking, coaches, public transport, pedestrians & cycling, access for all, travel planning & awareness
- Visitor Management. visitor facilities, visitor welcome, carrying capacity, visitor dispersal & travel, marketing, local community

42 topic-based objectives are designed to respond to the management issues outlined in the Management Plan and provide the framework for the programme of action. Some of these are summarized as follows:

Managing Change Objectives (Bath&North East Somerset Council, 2002)

1. Ensure that the management and administrative arrangements for the World Heritage Site are appropriate for the effective ongoing implementation of the Management Plan, encouraging active community involvement, enabling greater co-ordination between partners and securing the required funding levels
2. Make a thorough assessment of the potential risks to the survival of the World Heritage Site
3. Ensure that the World Heritage Site status enriches the cultural and economic activities of the local community, and encourage communities to engage with the World Heritage Site by raising awareness of the Site's values and vulnerabilities, and the opportunities the status brings

4. The Local Authority should not permit any development that would be detrimental to the World Heritage Site and its setting, and developers should seek to prepare high quality development schemes

5. Contemporary architecture of outstanding quality should be encouraged where appropriate, to enhance the values of the World Heritage Site and all new development should be integrated into the existing character of the location

Conservation Objectives (Bath&North East Somerset Council, 2002)

1. Any conservation work, for enhancement, maintenance, repair or restoration, carried out within the World Heritage Site, should be of the highest standard taking into account the city and its setting

2. Maintain a consistent and clear management approach to conservation across the World Heritage Site, taking into account the character of different areas of the city, the impact individual areas and their needs have on the wider city, and the need for appropriate funding support for conservation activities

3. Assess the availability and sustainability of materials required to conserve and enhance the character and authenticity of the World Heritage Site for long-term use

4. Owners of historic properties or sites should be aware of the requirements for care and enhancement, have access to appropriate guidance

5. Encourage the use of planned maintenance programmes and, where beneficial and appropriate, prepare conservation and/or management plans

6. Secure the repair, maintenance and appropriate sustainable use of any disused or damaged buildings

Interpretation, Education & Research Objectives (Bath&North East Somerset Council, 2002)

1. Establish an accurate understanding of the accessible interpretation and ensure presenting a comprehensive view of the values of the Site and the issues involved in its management

2. Ensure the use of the World Heritage Site as a comprehensive educational and training tool, with access to all according to the principles of Life Long Learning

3. Continually improve understanding of the World Heritage Site, its character, significance, development and use, through appropriate and co-ordinated research and the provision of high quality archive and research facilities

Physical Access Objectives (Bath&North East Somerset Council, 2002)

1. Ensure that all traffic, transport and pedestrian management schemes enhance rather than detract from the values of the World Heritage Site
2. Improve public transport services, particularly in reliability, affordability and quality, and seek to attract a high percentage of travel through and around the city, targeting especially commuters, day visitors and short cross-site journeys
3. Ensure that any new developments take into account the impact of additional traffic and transport requirements on the World Heritage Site, and provide appropriate services and measures to protect and enhance the values and accessibility of the Site
4. Increase the accessibility of the World Heritage Site for pedestrians and cyclists, giving them priority over motorized traffic with the aim of safeguarding the physical and visual condition of the Site and providing a safer and more enjoyable environment for users of the Site

Visitor Management Objectives (Bath&North East Somerset Council, 2002)

1. Identify and implement opportunities to encourage visitors to explore the wider World Heritage Site, and local environment ensuring that the necessary infrastructure is in place and managing the effects of increased visitors
2. Identify opportunities for the appropriate use of the World Heritage Site status and logo in the promotion and marketing of the city
3. Ensure that visitor facilities and information available are of the highest quality, reflecting the international status of the city
4. Ensure that visitor services and facilities benefit the local community, and are managed in a sustainable and sensitive way, in balance with the requirements of the local community

Project Management and Finance

The Management Plan, which is produced as a partnership document by Bath & North East Somerset Council and English Heritage, aims to provide a framework to guide the future management of the World Heritage Site, and sustain its universal values under the guidance of a steering group (Bath&North East Somerset Council, 2002).

To ensure that implementation can be effective and ongoing, a clear mechanism for overseeing and coordinating the Management Plan is needed. It is proposed that the arrangements for preparing the Management Plan should form the basis for

implementation, with four main elements (Bath&North East Somerset Council, 2002):

- Steering Group: to oversee and monitor implementation. The Steering Group includes representatives of Department for Culture, Media and Sport, English Heritage, Bath & North East Somerset Council, ICOMOS-UK, National Trust, Bath Preservation Trust, Bath Society, Bath Chamber of Commerce and Bath Federation of Residents Association.
- World Heritage Site Coordinator: to implement the Plan, co-ordinate the activities of partners and monitor progress
- Stakeholder Group: for consultation, exchange of information and to recruit partners for implementation activities
- Topic based Working Groups: to focus on specific topics or projects during implementation, for consultation and active participation

3.3.6 Urban Revitalization Practices in Ireland

3.3.6.1 Legal and Organizational Background

Ireland shows a centralized structure with compact planning schemes. There exists conservation legislation under general planning law. The state is responsible for control of the actions in conservation. The final decisions are, in each case, made by Ministry of Culture.

In Ireland, the Department of Environment, Heritage and Local Governments and Department of Arts, Heritage, Gaeltacht and the Islands are the responsible organs for conservation of heritage. The Department of Environment, Heritage and Local Governments is responsible for all issues concerning heritage as to protect, conserve, manage and present for a range of services, provided mainly through the local government system, including environmental protection, physical planning, urban renewal, roads, road traffic, vehicle and driver licensing, water supplies, sewerage, housing, fire protection and building control. It is also responsible for the local government system (including structures, personnel, finance and audit), construction industry matters and franchise and electoral systems (Cultural Policies.net, 2003).

Department of Arts, Heritage, Gaeltacht and the Islands is responsible for the National Inventory of Architectural Heritage and for the management of national monuments in the State care through Heritage Service. It has also an advisory role

with Arts Council and Heritage Council on planning issues of historical interest (Negussie, 1999)

Other competent institutions and their functions can be summarized as follows: the Heritage Service of the Department, National Monuments and Historic Properties Division, National Inventory of Architectural Heritage Division, Local Authorities, The Cultural Institutions Division, The Heritage Policy and Legislation Division (Cultural Policies.net, 2003).

Planning legislation provides for consideration of the architectural and archaeological heritage in the planning process. It is also used for the protection of the architectural and the archaeological heritage (Cultural Policies.net, 2003).

3.3.6.2 General Objectives and Principles in Cultural Policy

The Ireland Government signed Granada Convention in 1985 accepting the concept of integrated conservation. Thus, general principle in cultural policy is directed towards the understanding of considering conservation as a major objective of planning. The general objective of Ireland's cultural policy is to develop decentralization with executive public private partnerships for management and funding of heritage activities. The most important of these is the Grant Funding Scheme allocated by Department of Environment and Local Governments.

3.3.6.3 Finance of Urban Conservation Practices

There is a Grant Funding Scheme to support conservation works directed towards Department of Environment and Local Governments in Ireland. The financial incentives available are the provision of capital for commercial buildings, grants to owners and tenants, and price reductions, relate to expenditure on reuse, redevelopment and new development. In addition, urban renewal grants are being facilitated to contribute to the financing of local authority projects for conservation work on historic monuments (Cultural Policies.net, 2003).

A number of local authorities have a grants scheme in their areas to provide assistance for works to buildings of architectural significance for private owners. Annual schemes of grants of local authorities reaches up to GBP 4 million (Negussie, 1999). They also receive special funding to hire conservation expertise into departments and acquire heritage if owners fail in maintenance of cultural assets. Tax relief to encourage heritage conservation involves corporation and income tax and local taxes. (Cultural Policies.net, 2003).

3.3.6.4 Case Study: The Renewal of Temple Bar

Brief Definition of Case Study

The old city of Dublin, located in the west end of Temple Bar, is a site where the Vikings first settled in over 1,000 year ago (Temple Bar Properties, 2003). Temple Bar has an important reserve of cultural assets, that most of them are old built structures originate from 18th century of Georgian houses and warehouses. The area was important for its port-related functions. After the transfer of port-related functions outside the city center, the area was threatened by physical and social decay. In 1991, the area was designated as a UPP by Dublin Corporation after the recognition of importance of area as a cultural quarter. That year, Temple Bar was nominated as European City of Culture (Negussie, 1999).

Project Components

Negussie (1999) describes the renewal of Temple Bar as an example of 'cultural-led regeneration facilitated by a market-oriented approach to planning in order to attract private sector investment'. Temple Bar Project, is a revitalization programme that focuses on regeneration of retail activities in the old city. It is described as a programme of vital participation of diverse stakeholders including local organizations, cultural organizations, central authority, semi-state and statutory bodies, conservation and heritage professionals, business organizations and European organizations (Temple Bar Properties, 2003).

It is stated that within five years, the Temple Bar was transformed into a semi-pedestrianized cultural district, accommodating 225 businesses, employing 1600 people, serving both tourism and local entertainment market as well as culture industries with the leading role of market-oriented approach (Graham, at all, 2000).



Figure 3.24 A View from Temple Bar

Project Management and Finance

The private sector plays the most important role with a direct responsibility for an equal financial investment development that is undertaken by Temple Bar Properties (Temple Bar Properties, 2003).

Temple Bar Properties is a company set up in 1991 to revitalize Temple Bar as a Cultural Quarter. The company's innovative urban renewal plan for the area comprises of integrated cultural, environmental, retail and residential development programmes (Temple Bar Properties, 2003).

The total investment of public funds is £40.6 million. These are accounted through a combination of ERDF and National Exchequer Funds. £3.6 million of that fund is allocated for the development of the film centre, infrastructure improvements, pedestrian routes, marketing, research and planning for the urban renewal of the area. The rest is spent on Cultural Development Programme within a 10-year period (Temple Bar Properties, 2003).

In addition to this, to finance the commercial programme of retail and residential developments, £60 million is borrowed from the European Investment Bank and the Bank of Ireland. Also, within the development period, the private sector has invested more than £100 million for the project (Temple Bar Properties, 2003).

3.4 Evaluation on European Cultural Heritage Revitalization Practices

Historic cities are today's reflections of past, shaping future. Therefore, the safeguarding and upgrading of historic inner cities cannot be achieved on the basis of physical interventions but with integrated approaches of urban revitalization, combining spatial planning with socio-economic changes.

The lessons learnt in respect to the final reports of European cultural heritage conservation and revitalization practices that are studied, in that sense, are summarized as follows (Table 3.6):

Legal Aspects

When it is looked in different legislative backgrounds of EU, different approaches can be recognized within countries, as seen in Table 3.5. In Italy and Spain there are national laws, but the implementing authority differs. In Spain, the direct responsibility on conserving heritage is under the Ministry for Education, Culture and Sports and autonomous regions' control. In Italy, Ministry of Heritage and Cultural Activities is the direct responsible authority for heritage conservation. Comparative to others, Italian cultural policy model is considered within an administrative and an

Table 3.5 Legislative, Planning and Financial Incentives of Conservation Practices in Selected EU Countries

COUNTRY	LEGISLATIVE BACKGROUND	IMPLEMENTING AUTHORITY	PLANNING INCENTIVES	FINANCIAL INCENTIVES	COMMENTS
Italy	National Law on Conservation	Decentralized Structure: Ministry of Heritage and Cultural Activities 64 Local Board on Protection of Natural, Architectural, Archeological, Artistic and Historic Properties	Local Planning and Management	International Support Financial Incentive Law Public&Private Contribution Funding through Lottery Money	Effective Cooperation between Competent Institutions Ease the Success of Implementations Private Management in Heritage Cultural Policies are not Compatible with Council of Europe
Portugal	Conservation Legislation under General Planning Law	Ministry of Culture Institute for Archeology and Architecture	Local Planning and Management	Privatization of Cultural Activities Foundations	Broad Central Control Increasing Local Decentralization, but not Sufficient
Spain	National Law on Conservation	Ministry for Education, Culture and Sports Institute for the Conservation and Restoration of Public Property Autonomous Region	Local Planning and Management	International Support Heritage Development Fund	Local Community Involvement under Strict Regional Control
UK	Conservation Legislation	Centralized, but Regional Decentralization Structure: English Heritage	Local Planning and Management	International Support Direct State Intervention Heritage Development Fund	Conservation Management Scheme as A Tool In Effective Conservation Local Organization Has a Significant Role in Managing Heritage
Ireland	Conservation Legislation	Centralized Structure with Compact Planning Schemes: Department of Environment, Heritage and Local Governments	Local Planning and Management	International Support Strong State Intervention Local Financial Subsidy	Direct State Intervention Favors Success of Planning Efforts
France	Conservation Legislation under General Planning Law	Centralized Structure with Compact Planning Schemes: Ministry of Culture and Communication	Local Planning and Management	International Support Strong State Intervention Local Financial Subsidy Tax Relief	Direct State Intervention Favors Success of Planning Efforts

economic dimensions. And public sector is the primary funding source for heritage. The framework for cultural objectives for the protection and enhancement of heritage are indicated by a national law.

France, Ireland and Portugal show a centralized structure with compact planning schemes. In those countries, there exists conservation legislation under general planning law. The state is responsible for control of the actions in conservation. The final decisions are, in each case, made by Ministry of Culture. This conservation management is such a tool in effective conservation. Though, new policies for broadening participation and privatization of cultural activities through sponsorships are being prepared. The creation of foundations is a positive attempt in the process of privatization.

In Ireland, the Department of Environment, Heritage and Local Governments is the responsible organ for all issues concerning heritage as to protect, conserve, manage and present.

In UK there appears to be a significant role of locality in heritage selection and management. The Commission for Historical Buildings and Monuments, known as English Heritage directs, manages and controls all activities related to cultural heritage. At regional level, there exist public, quasi-public and private agencies in cooperation for execution of cultural activities.

More generally, all levels of governments take a role in decision-making, budget allocation processes of planning, and also with the management of heritage sites. But this is far from being a vertical relationship. The horizontal relationships between competent departments highlight coordination among effective conservation policies. The cooperation between competent institutions ease the decision-making and implementation phases of that decentralized mechanism.

Urbanistic Aspects

- It is obvious that proper planning instruments are required at the local level to prevent sectors from damaging cultural heritage. Introduction of integrated action-oriented small-scale projects to planning resolves negative effects of traditional comprehensive planning is a method.
- It is seen in all cases that flagship projects are the driving forces in city marketing. All cities defined several case studies integrated with social and economic development to achieve best results. Bordeaux's Stock Exchange project, Albaicin's Santa Isabel Plaza project, Oporto's signposting project are few of them.

- Another issue is the fact that revitalization efforts should be considered in market-oriented views. The renewal of Temple Bar in Dublin is an example of that kind of market-oriented approach to planning in order to attract private sector investment. Dublin government established quasi-state development companies acting on behalf of government, Temple Bar Renewal Limited and Temple Bar Property Limited, approving the financial incentives to create balance in nature of cultural activities.

Institutional Aspects

- Public sector is the driving force in the revitalization efforts via policies, programmes and incentives. Although the countries examined have high levels of income, the urban conservation or revitalization cannot be unless there is governmental support.
- Local Authorities, in that sense, increasingly has the key role through heritage enhancement. Local governments' resources are scarce either in human sense or capital sense. But training and capacity building strategies maintain the necessary input. To build effective capacity in the means of both human and capital, increasing training opportunities within managers, professionals and public is necessary.

Participatory Aspects

- The most important feature considering participatory aspects is the legitimacy among the actors must be built as a precondition for public confidence and financial support. All actors, then, have to share co-responsibility with effective persuasion-negotiation arena. One of the basic impacts of these participatory initiatives is the growing significance of organized civil society.
- Local governmental authorities together with community increasingly attempt to improve their cities. Civil society participation shows itself in most of the Western countries for years to look after the interests of individuals. The United Kingdom, according to the German Commission Report (1980), has the longest tradition in this respect, going back to the 19th century that citizens have been involved in urban development and planning practices. The National Trust of UK as a local organization is also an important example identifying the role of locals in the field of urban conservation.

- Broad partnerships have an effect on building confidence on the project. Fundamental is careful coordination and effective communication among partners with well-based communication strategies.
- As observed in European practices, the success of the projects lay under broad partnerships and effective information exchange through national and international channels.

Management Aspects

- In United Kingdom, revitalization strategies took an entrepreneurial character with these kinds of organizations, as in the case of Urban Development Corporations (UDCs). UDCs play a basic role in development and establishment of public & private partnerships. This is defined as the agency approach adopted to develop, finance, manage and implement revitalization programme. Temple Bar Properties in Temple Bar Project is a good approach in agency-behaviour for revitalization practices. This restructuring helps the project implementation and financial management phases carried out in sound, transparent and efficient way.
- For effective and ongoing implementation, a clear mechanism independent from political parties for overseeing and coordinating the plan is needed. Creation of a responsible autonomous organism increases the efficiency in terms of time and money and ensures the long-term impact of the project and source for further investments.

Albaicin Heritage Foundation and Bordeaux Metropolitan Development Agency are good examples for that. The project 'Economic Revitalization of the Historic Centre of Albaicin' that aims to establish the basis for the revitalization of the unique district achieves its best results by the establishment of heritage foundation of Albaicin. It is created to improve the coordination between the institutions responsible for the revitalization of the area and make easier the citizen participation in management of the project. Trust Foundation is an organization to represent individuals. Bordeaux Metropolitan Development Agency is also a semi-autonomous mechanism that is responsible for the coordination and management of Bordeaux Project.

- A successful example to the positive impacts of broad public-private partnership in heritage revitalization projects is Oporto Project that focuses on the historic restoration in Se neighborhood of Oporto, which is designated as a world heritage site in 1996. Under the management of municipal project office for renovation of Oporto's historic centre, the efficiency was said to be increased; long-term impacts of actions were ensured and there created a source for further investments for physical and social regeneration in the area. The office also helped to raise public awareness and confidence.

Financial Aspects

- Securing funding is perhaps the most important feature for unexpected outcomes of progress during the projects states in all urban revitalization practices examined. Thus, the financial management schemes and economic development incentives are carried out through the preparation and implementation process.
- Albaicin UPP's Economics Incentives Programme is a good example for that. The economic incentive programme gives birth to thirty new business initiatives, eighteen of which generate an investment scheme of about 1.882.228,19 euro and 52 employments (Foundation of Albaicin, 2003). However, financial management schemes under economic development plans should be integrated latter plans.
- A second feature is the fact that public private partnerships are essential for the regeneration of additional funding and complementary investments. The most common is project contracts. The social contract agreement between local residents, public and private sector institutions and organizations for the provision of Turin Project is a significant example for respecting diverse groups' interest in newly developing strategies effecting everyday routine of the people. This also activates wealthy society of inhabitants in resource mobilization process under the umbrella of autonomous mechanisms.
- City Centre Management Schemes are other instruments being used in Europe. The most developed city centre management schemes are the British Town Centre Management Schemes (TCMs) (Balsas, 2000). These schemes give emphasis to public private partnerships in mobilization of public or private funds for revitalization efforts.

Table 3.6 Several Input-Output Relations in Revitalization Practices in Selected EU Countries

CITY/ COUNTRY	THE PROJECT	OBJECTIVES	FOCUS	APPROACH	ACTORS INVOLVED	RESULTS	COMMENTS
Turin/ Italy	Managing Revitalization in the Historical City Center	Improve Living Conditions Increase Public Awareness Increase Use of Clean Technology	Employment Energy Health	Integrated Approach Enhancing Physical Conditions and Local Economy	Local Government NGOs Social Contract Agreements Chamber of Commerce, Banks, Commercial Associations, Residents Associations, House owners, Voluntary Associations, Cultural Groups, Economic Associations	Innovative Urban Management Arrangements Integrated Planning for Local Urban Areas Identification of New Business Opportunities Inclusion of Participatory Elements Support Activities for Marginalized Groups	Credible and Visible Activities Full Commitment of Public Authorities to Protect Planned Measures Sharing Co-Responsibility Commitment Independence from Political Parties
Oporto/ Portugal	Historic Restoration in the Bairro Da Se	Improve Urban Environment Stimulate Economic Activity Integrate Socially Excluded	Cultural Identity and Heritage	Comprehensive and Integrated Programme of Rehabilitation	Municipal Project Office for the Renovation of Porto's Historic Centre Municipal Services Associations of Commerce Residents' Associations The Local Cultural Centre Religious Bodies	Environmental and Infrastructure Improvements Support to Economic and Tourism Activities Encourage Local Economy Provision of Social and Cultural Facilities Improve Neighborhood Safety Creation of a Partnership Network	Civic Awareness and Pride through Broad Partnership The Project Head Office to Increase Efficiency and Ensure Long-Term Impacts
Albaicin/ Spain	Economic Revitalization of the Historic Centre of El Albaicin	Accessibility Improvement Economic Development Activities	Transportation Social Infrastructure	Integrated Approach revitalizing Tourism, Education, Culture and Business Sectors	Albaicin Heritage Foundation Town Council of Granada The Ministry of Education and Culture The Culture Department of The Government of Andalusia The Delegation of Granada The University Albaicin District Council Several Agents	Improvement in Living Standards Economic Incentives Programme Increased the Number and Quality of the Area's Services Reinforcement of the Identity of Neighborhood	Control Mechanisms Clear Management Process Responsible Autonomous Organism

CITY/ COUNTRY	THE PROJECT	OBJECTIVES	FOCUS	APPROACH	ACTORS INVOLVED	RESULTS	COMMENTS
Bath/ UK	World Heritage Site Management Plan	Sustainable Management Ensuring Unique Qualities Promoting as a Living and Working City Provide Physical Access and Interpretation Improve Public Awareness	To Provide a Sustainable Framework to Guide Future Management and Sustain its Outstanding Universal Values	Comprehensive Management Approach	Local and Central Government NGOs ICOMOS UK, National Trust English Heritage Bath north East Somerset Council, Department for Culture, Media and Sport, Bath Preservation Trust Bath Society, Bath Chamber of Commerce, Bath Federation of Residents Association, Stakeholder Group as Local Organizations	New Management Structure to Steer and Coordinate.	A Clear Mechanism For Overseeing and Coordinating the Plan Careful Coordination of Partners Continuing Commitment Securing Funding
Dublin/ Ireland	The Renewal of Temple Bar	Promotion of Certain Image as Alternative and Unique	To Attract Private Sector Investment in the Area	Cultural-Led Regeneration Facilitated by Market-Oriented Approach	Dublin Corporation Local Business Initiative: Temple Bar 91 Temple Bar Renewal Limited Temple Bar Properties Limited	A Flexible Architectural Framework A Statutory Local Authority Action Plan	Sensitive Balance Between Conservation and Change Introduction of an Integrated Area-Based Approach To Planning
Bordeaux/ France	Economic Regeneration and Social and Cultural Development of a Neighborhood of Bordeaux	Urban Development Aimed at Transforming the Landscape and at Improving the Quality of Life	To Stimulate Economic Activity, Cultural Events and to Bring Life and Investment Back to the River-Side	Integrated Project of Urban Renewal, Economic Revitalization and Social and Cultural Development.	Urban District Council, County Council, Regional Council, Prefecture of Aquitaine and Gironde, Aquitaine Regional Division of Cultural Affairs, Chamber of Commerce and Industry, Port Authority, Guild Chamber of the Gironde, Family Allowances Fund of the Gironde, Tourism Office, Centre for Architectural Assistance, Information and Documentation, Association of District Activity Centres, District Associations	The Transfer of Know-How in Conservation and Enhancement of Historic Buildings	Economic Regeneration of The Area as a Crucial Part of the Overall Strategy Sustainable Development Forming Part of a Long Term Development Plan

Table 3.6 Several Input-Output Relations in Revitalization Practices in Selected EU Countries (Continued)

4. TURKISH CULTURAL HERITAGE CONSERVATION POLICY

Turkey entered into EU aspiration process, the basis of which leans on 1963 Ankara Agreement, with Helsinki Meeting in 1999. The aspiration process is meant to be the political, economical, social and cultural restructuring in the state of establishing harmony with Union's standards.

Especially during the last two decades, considering the European trends, there is a vital change in understanding and approaches on cultural heritage in Turkey. However, in this process of harmonization, there exist some problems in implementation processes of cultural policies, as the case in other policies. The basic problems in Turkish practices on heritage conservation can be summarized as follows:

- The lack of strategic approaches in urban planning, which brings forward the plan of actions, rather than a plan to regulate action: 'Strategic Planning'
- The lack of enhancing the socio-economic role of urban heritage in the development process of the city, as well as of the country: 'Integrated Conservation-Revitalization'
- The inconsistency of conservation policies with other regional and urban planning decisions and policies: 'Legislative and Organizational Background'
- Insufficient tools and financial resources required for the support, purchase and expropriation of the heritage by central and local authorities: 'Management and Financial Aspects of Conservation Policy'
- The lack of belief in the use and necessity of conservation by inhabitants' point of view: 'Public Participation'

On behalf of these problems stated above, the concept of cultural heritage in Turkey, legislative, organizational, managerial and financial incentives of Turkish cultural policies are tried to be examined within the context of this chapter.

4.1 The Concept of Cultural Heritage in Turkey

In Turkey, the concept of conservation of cultural heritage is changing towards an understanding of a process of revitalization and integration of the entities having historical, cultural and architectural values with certain economic and functional potential, especially during the last two decades (Zeren Gülersoy, 2001).

Law on the Protection of Cultural and Natural Assets (Law No.2863/21.7.1983 amended as Law, No. 3386/17.6.1987) brings definitions for cultural heritage as stated below. These definitions as stated are (Ministry of Culture, 2003):

‘Cultural Assets: All over-ground, underground or submarine movable and immovable assets related with science, culture, religion and fine arts, belonging to prehistorical and historical eras.’

‘Natural Assets: the over-ground, underground or submarine assets that belong to geological eras, prehistorical and historical eras and that should be protected because of their rareness or specifications and preciousness.’

‘Conservation areas (urban sites, natural sites, historical sites, archeological sites): Cities and city relics that are the make of various civilizations extending from the prehistorical era to date and that reflect the social, economic, architectural and similar characteristics of their periods, the places where important historical events had taken place and the sites that should be protected with the determined natural characteristics.’

The Law also defines conservation as the intervention of preservation, maintenance, restoration and refunctioning. Up to that definition the criteria for protection of immovable cultural heritage are as follows (Ministry of Culture, 2003):

- Immovable cultural assets built until the end of 19th century.
- Immovable cultural assets built after the stated date and considered necessary to be protected by the Ministry of Culture with respect to their importance and characteristics.
- Buildings or building groups located within protected sites.
- Sites or buildings where great historical events have taken place

Turkey, as a conjunction node of different cultures, has a significant universal heritage reserve of architectural, historical, natural and archeological importance. According to 2001 Census, 6031 sites and 62099 cultural assets are registered by Ministry of Culture and Tourism.

Table 4.1 Number of Registered Sites in Turkey in 2001 (Ministry of Culture, 2003)

Type of Sites	Number of Sites
Archeological Site	4627
Natural Site	736
Urban Site	178
Historical Site	121
Other Sites	369
TOTAL	6031

Turkey ratified The Convention Concerning The Protection of the World Cultural and Natural Heritage in 1982. The universal importance of Turkish heritage reserve is also noticed by UNESCO, and 9 cultural asset have been included in WHL till 2001. These are:

Historical Areas of Istanbul (1985), City of Safranbolu (1994), Hattusa-Boğazköy (1986), Nemrut Dag (1987), Xanthos-Letoon (1988), Great Mosque and Hospital of Divriği (1985), Archeological Site of Troy (1998), Hierapolis-Pamukkale (1988) ve Göreme National Park and Rock Sites of Cappadocia (1985).

Ayvansaray Case studies in the context of this thesis plays an important role both universally and nationally that being a district contingent to Land Walls of Istanbul as a World Heritage Site.



Figure 4.1 Historic Areas of Istanbul (Zeren Gülersoy, at all, 2003a)

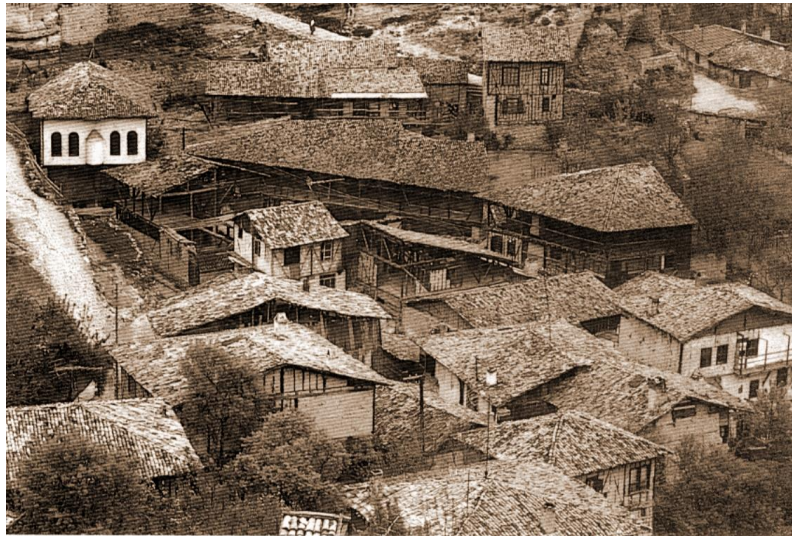


Figure 4.2 Historic City of Safranbolu (Ahunbay, 1996)



Figure 4.3 Great Mosque and Hospital of Divriği (Ahunbay, 1996)

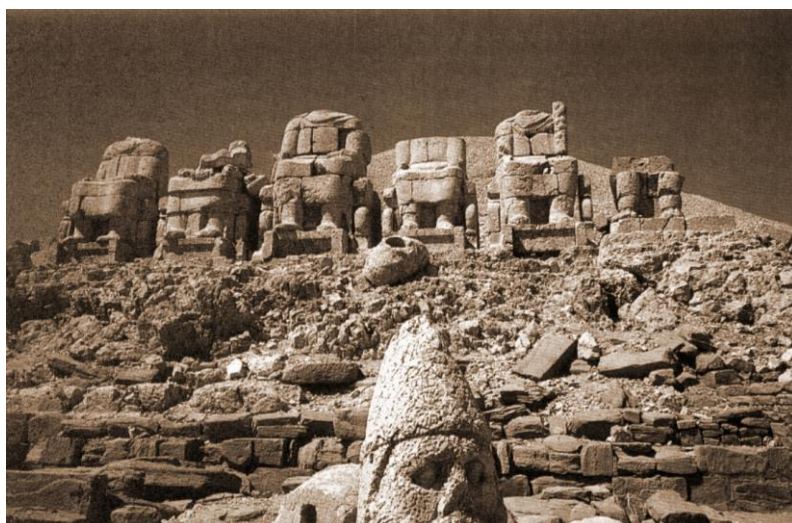


Figure 4.4 Nemrut Dag (Ahunbay, 1996)



Figure 4.5 Göreme National Park and Rock Sites of Cappadocia (Ahunbay, 1996)



Figure 4.6 Archeological Site of Troy (Ministry of Culture and Tourism, 2003b)



Figure 4.7 Hierapolis-Pamukkale (Ministry of Culture and Tourism, 2003b)



Figure 4.8 Hattusa-Boğazköy (Ministry of Culture and Tourism, 2003b)



Figure 4.9 Xantos- Letoon (Ministry of Culture and Tourism, 2003b)

4.2. Governance Aspects in Conservation of Cultural Heritage in Turkey

4.2.1 Legislative and Organizational Background in Conservation Policy

The conservation of cultural and natural assets in Turkey is theoretically considered within the scheme of the development planning. The legal actions on conservation of cultural and natural assets and the latter planning decisions are regulated by a comprehensive law, which is the 'Law on the Protection of Cultural and Natural Assets' (Law No: 2863/21.7.1983, amended as Law No: 3386/17.6.1987) (Zeren Gülersoy, 2001).

The Methodology for Planning in Conservation of Cultural Heritage (Urban Site) in Turkey is shown in Figure 4.10. According to that scheme, Ministry of Culture and Tourism (Law No. 4848/16.04.2003) is the institution directly responsible for the conservation of cultural and natural assets.

Under this Ministry, the Supreme Board for the Protection of Cultural and Natural Assets and 19 regional Boards for the Protection of Cultural and Natural Assets which are attached to the General Directorate of Cultural Assets and Museums are the authorities for decision-making and approval processes on conservation work (Zeren Gülersoy, 2002).

The Ministry of Culture and Tourism and its mentioned bodies also have the responsibility and the authority of taking the final decisions on the approval of the Conservation Development Plans (Ministry of Culture, 2003a).

The local government planning office in municipality borders and governors of provinces outside municipality borders under the supervision of the related Board carries out the implementation of those decisions and plans. However, with the approval of law proposal for the rearrangement of Metropolitan Municipality borders by the Turkish National Assembly (TNA) of Internal Affairs Commission due to 8 December 2003 decision, the governors role in plan-making process is open to question (Zeren Gülersoy, 2002).

Other competent institutions are Ministry of Environment and Forests for conservation of natural sites, national parks, environmental protection, pollution prevention, environmental impact assessment; Ministry of Public Works and Housing for planning activities; General Directorate of Foundations for conservation of cultural assets under the ownership of foundations as mosques, tombs, madrasas or baths; TNA National Palaces Presidency for protection of cultural assets under the ownership of TNA (Zeren Gülersoy, 2002).

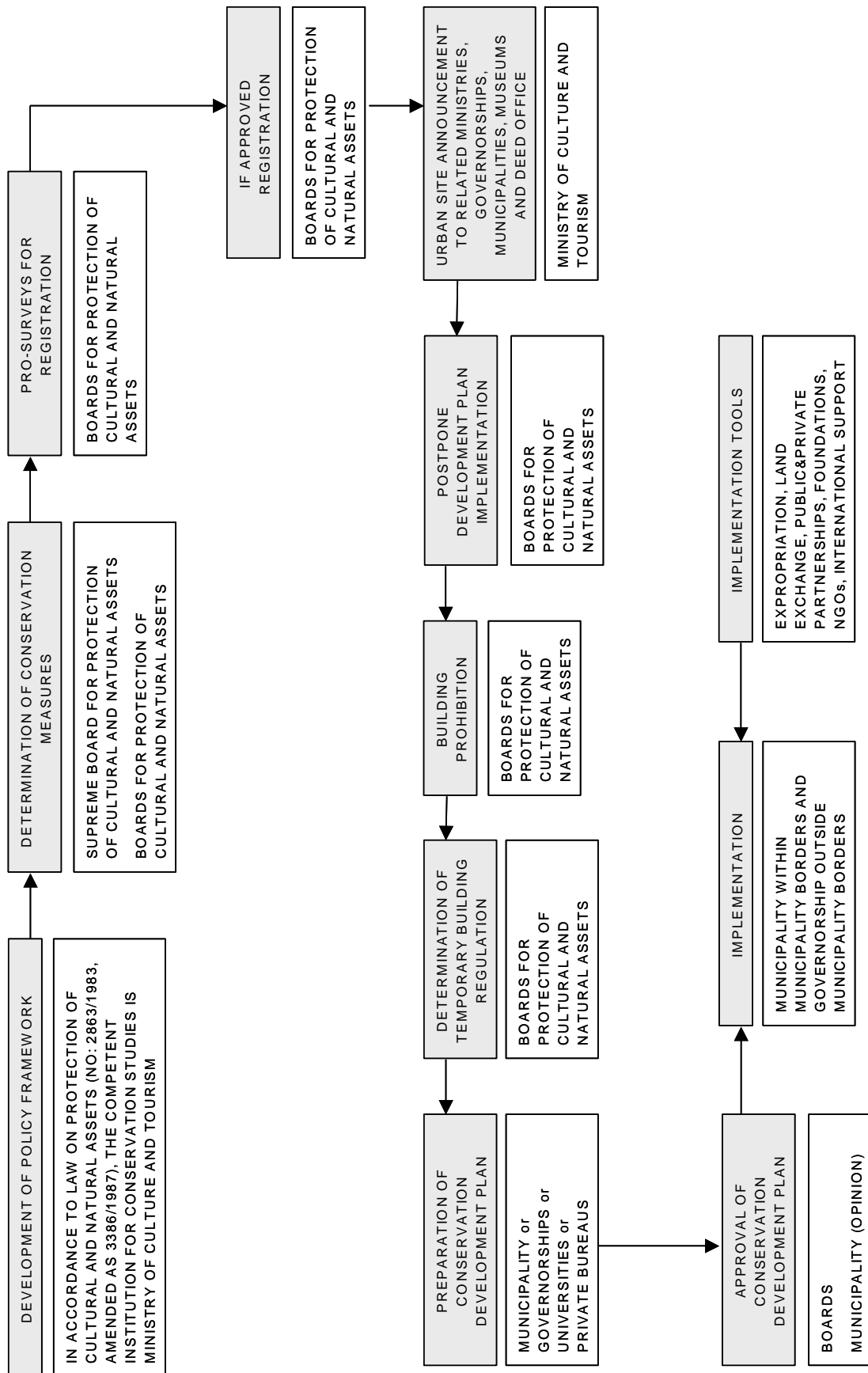


Figure 4.10 The Methodology for Planning in Conservation of Cultural Heritage (Urban Site) in Turkey

These institutions have also representatives in Supreme Board and regional Boards. Related professionals of universities participate in Boards for decision-making processes, also they have the right to prepare Conservation Development Plans.

4.2.2 Management and Financial Aspects in Conservation Policy

The management of urban heritage is a new concern in Turkish conservation policy. There are several attempts, nodal actions for managing historic centers, though; this is not mentioned in the Law.

There is no law on the finance of conservation of cultural assets in Turkey, except from the properties used under touristic purposes. Ministry of Culture and Tourism according to special legislation "Loans Provided for the Investment in the use of Ancient Buildings for Touristic Purpose" acquire loans for the property owners in touristic purposes.

However, the tools and financial sources required for the support, purchase and expropriation of the listed buildings by the central and local authorities are insufficient (Zeren Gülersoy, 2001). Süleymaniye urban site and Sultanahmet urban site provide examples for that kind of interventions.

Direct State Intervention is needed for the protection, reuse and maintenance of cultural heritage. Today, owners of immovable heritage enjoy tax relief on income tax, property tax and VAT. Moreover, promoters of rehabilitation schemes enjoy tax relief. This gives rise to large private firms have role in cultural businesses. But still, private funding and sponsorship mechanisms are insufficient in doing large-scale revitalization projects.

Other tools for economic support are 'Expropriation' and 'Land Replacement'.

The listed buildings and land of private owners can be expropriated according to the Law on the Protection of Cultural and Natural Assets' (Law No: 2863/21.7.1983, amended as Law No: 3386/17.6.1987), article 15. The expropriation is done by the municipalities upon the decision of the boards and the approval of the Ministry (Zeren Gülersoy, 2002).

Another tool is Land Replacement. According to the Law on the Protection of Cultural and Natural Assets (Law No: 2863/21.7.1983, amended as Law No: 3386/17.6.1987), article 15, plots of listed cultural and natural assets with construction prohibition can be replaced with other treasury lands upon the application of the owner (Zeren Gülersoy, 2002).

4.3. Comparative Evaluation of Turkish Cultural Heritage Conservation Policy with Europe

When the legal, managerial and financial incentives on conservation practices in Turkey (Table 4.2) are examined, there appear significant gaps and problems, either in legal, institutional, financial or planning aspects, limiting the success of implementation processes.

Comparative Evaluation of Turkish Cultural Heritage Conservation Policies with Europe can be summarized as follows:

Legal Aspects

Among all European countries, a few have an integrated comprehensive law for cultural heritage. However, the common point is the inclusion of conservation in planning policies. Although some countries have separate conservation policies, basic principle is to combine these two under the roof of planning. Legal system must be clear and visible.

The law plays an important role in integrating conservation policies and practices under the scheme of urban development planning. It, therefore, should cover definition of concepts, competent institutions and stakeholders and their legitimacy field of action, control and management systems and financial beneficiaries.

In Turkey, ensuring the cooperation between all administrative organs in the state of getting common heritage under control and the inclusion of urban conservation into planning process are prerequisites to provide active and integrated conservation understanding.

As being a special case in Turkish planning practices, the conservation and planning actions in the scope of revitalization should also be integrated to each other to achieve comprehensive positive results and to overcome the gaps in institutional network within the concept of Conservation- Development Plan dilemma. Moreover, principles for conserving heritage must be understood and accepted by the owners and tenants of the historic society. The interest and support of the community towards conservation policy is essential if the inhabitants destroy the heritage in the process of using it.

Another issue is the fact that conservation policy is a matter of national concern and must be taken into account at different levels within the administration.

Table 4.2 Legal, Managerial and Financial Incentives on Conservation Practices in Turkey

INCENTIVES	EXISTING SITUATION	EUROPEAN APPROACH	GAPS IN TURKEY	COMMENTS
LEGAL ASPECTS	National Law Determining Competent Institutions and Way Of Actions	National Law or not, but in Both Integrated with Further Planning Decisions	Not Clear and Visible Law	Regarding the significance of cultural heritage in the development of the country, common policies should be adopted in relation with other planning decisions.
INSTITUTIONAL ASPECTS	State-Imposing Traditional Structure Role-Oriented Bureaucratic	Enabler Government Structure Action-Oriented Entrepreneurial	Lack of Coordination Between Entire Decentralized System Lack of Capacity	An autonomous unit should be formed within the municipal planning office to supervise the practices and to enlighten the public. Capacity building strategies and institutional arrangements should be considered
MANAGEMENT ASPECTS	Central Authority Management Individual Participation	Partnerships with Broad Coordination Autonomous And Semi-Autonomous Management Schemes Organized Action With NGOs And CBOs	Lack of autonomous mechanisms for management and control processes Lack of Community Participation	Local Decentralization Reforms must consider agency development for management of heritage
FINANCIAL ASPECTS	Dependent On Direct State Intervention Increasing Interest of Private Sector to Enjoy Tax Relief	Financial and Economic Development Planning Public&Private Partnerships	Insufficient tools and financial sources by the central and local authorities Lack of Policies Enhancing the Role of Heritage in Economic Development Pprocess	Conservation decisions should be combined with income-raising activities The role of Local Authorities must be increased with resources for conservation works Public&Private Partnerships must be enhanced
PLANNING ASPECTS	Spatial Planning Tradition	Strategic Action-Oriented Planning Process Planning	Dilemma Between Development Plans and Conservation Development Plans Uncertain Responsibility in Preparation of Plans in Cultural Heritage Sites	Conservation plans should be integrated with the existing or newly produced development plans

Planning Aspects

Turkish planning practices assume comprehensive development plan strategies towards spatial planning tradition. However, world heritage sites as Ayvansaray deserves not only physical actions, but also strategies dealing with socio-cultural development and economic regeneration.

Strategic action-oriented heritage planning is a response for these problems. While development plans in Turkey, organize social and economic conditions on physical layout under the circumstances of political, administrative structures and limitations for country's future vision, strategic plans within the scope of bottom-up approaches informs about future social and economic processes as well as physical regeneration under certain problem identifications arising from cities' or neighborhoods' short and long-term visions beyond administrative boundaries. Also, it determines the expected steps and the actors who take role in these steps, within the areas limited by time and milieu. It is the time to reinforce plans to regulate action, instead of plans of actions.

Thus, based on a strategic vision of the city, different problem areas in the site should be studied throughout actions that are integrated with each other to form a comprehensive layout by bottom-up approaches.

Institutional Aspects

As a new trend in Europe, sustainable urban management requires a range of tools addressing environmental, social and economic concerns to assist integration of policy and practice (Fudge, 1999). Also the processes and practices under good governance understanding must be considered, including the institutional arrangements and capacity building strategies among diverse stakeholder groups.

Capacity building strategies are perhaps the most essential ones in Turkey. From the level of administrators to the residents-the decision-makers, investors, practitioners and restoration workers-acquire information and experience exchange with the outputs of Information Community to be capable of the true meaning and the understanding, also long and short term impacts of conservation studies and related approaches.

Increasing public awareness is not enough in that sense; thus, creation of a mutual-learning arena within competent institutions and individuals is essential. In the way of progress, information exchange within the context of practices handled in other countries and experiences of NGOs and citizens in these processes are fundamentals.

Participatory Aspects

Integrated inner city revitalization requires an equal perception of demands of cooperated diverse sectors of decision-makers, investors and residents. It is not proper to exclude public, in the process of decision-making as facing the impacts of regeneration, but in some cases, such as in historical areas of Turkey, it can be.

It can be thought that how it is possible in areas that has a low-educated, low-income people coming from the rural parts of Turkey, should have the right to decide on future vision of such an 'urban area'. The, participation shows dual solutions. These are the participation to planning actions in decision-making processes and second, the increasing public awareness through a mutual-learning arena by conservation education at school levels, by creation of document center to provide integration and organization of special campaigns and festivals. In areas of a low-education and low-income, the second choice must be chosen. This will make a new sense of urban community.

Participation is rather a new concern in Turkey, but its significance is growing rapidly, especially in historic cores. NGOs are one of the basic organizations work on enhancement and protection of heritage sites, as though in resource mobilization. Moreover, public-private partnerships are recently enlarged with the attendance of large private firms in cultural industry. However, in society, especially within the ones living in heritage sites, there is a lack of organized action behavior. In the way of establishing community-based organizations in protecting and enhancing cultural heritage can be done due to increase in public awareness

Management Aspects

1990s bring the issue of enabling governments rather than state-imposing traditions in Western Countries. As also stated in Local Agenda 21, the role of local authorities in decision-making and implementing phases of urban decisions and plans are extremely increasing.

In Turkey, there is a state-imposed planning, strong and inflexible heritage regulations, there is little care for environmental and social issues in urban planning. But as Fudge (1999) mentions, increased verticality among policy levels and horizontality among competent institutions is necessary for integrated conservation and revitalization efforts to stimulate sustainability, achieve cohesion between policy and actions.

The new role of the local governments has been set as enabling the newly established markets of function. In Turkey, on the contrary, although the effect of

local authorities is important comparative to central government, the problem is the lack of cooperation between them.

International, national and local authorities and private sector though, should take part in the management process and this results in establishment of specific management agencies for effective coordination and cooperation.

Financial Aspects

The trend in globalizing world goes far beyond the spatial planning, towards financial and economic planning, because of the problems of allocation of scarce resources. In the extent of European cultural policies, important portion of financial resource is created in the field of conservation. Moreover, in member countries, not only in the level of European Union common conservation policies, but also in national level, national financial support is granted by either direct intervention of public authorities or tax relief or private funding and sponsorship mechanisms.

In Turkey, on the other hand, the budget allocated to the subject of conservation is insufficient. Furthermore, the contribution of private enterprises is not enough. Especially in gray areas, physical rehabilitation and land use decisions cannot be realized without certain economic infrastructure.

As a response to these problems, executive solutions with available institutions should be achieved. The necessary objectives, which must be paid attention, then are; to develop partnerships and non-profit movements (City Improvement Districts, Development Corporations), to involve foundations, to enhance sponsorship mechanism and to expand the contribution of private initiatives in order to rehabilitate governmental resources.

Local governments have a special role at that point in utilizing rehabilitation and local economic development by management contracts or BOT (Build-Operate-Transfer) mechanisms. Most importantly, the necessary framework for direct state intervention by tax relieves, grants and loans should be put into practice.

Collaborations between national and international partners of public and private sectors to fill the capital pool are important also in that stage. European Union and UNESCO are the main international supporting organizations in the financial management scheme. In national level, a multi-partnership mechanism can be set up with the contribution of Ministry, Municipalities, Foundations, private sector and community in a general sense.

5. CASE STUDY: AN INTEGRATED REVITALIZATION APPROACH IN AYVANSARAY

Cultural heritage is living evidence of past that shapes future. The reviews in previous chapters show that the concept of conservation throughout Europe, changes towards an understanding of revitalization. That brings the issue of regaining economic value of cultural assets with the determination of spatial interventions required for use and reuse considering the socio-economic relations. In chapter two, in that sense, the concept of cultural heritage is examined under two headings which are the role of cultural heritage in creating identity within diversities and the role of cultural heritage in economic progress.

This specific role brings the question of activating and upgrading necessities to provide continuity in heritage as discussed in chapter three. Thus, numerous discussions and methodologies are undertaken by cultural policies throughout the Europe, to build a common understanding. Those discussions are examined in the scope of best practices within legal, managerial, institutional, financial and urbanistic dimensions that provide a unity on integrated revitalization.

In Turkey, though, this understanding is so new that the concept of conservation of cultural heritage is changing towards an understanding of a process of integrated revitalization with certain economic and functional potential. However, there still exist some fundamental issues in Turkish planning system that must be considered as in chapter four. To summarize, these are the lack of strategic approaches, the lack of enhancing the socio-economic role of urban heritage, the inconsistency of conservation policies within planning process, insufficient tools and financial resources, the lack of belief in the use and necessity of conservation.

Turkey has an important portion of cultural heritage reserve throughout centuries, that Istanbul is as sure the most important. As declared in UNESCO Inclusion Criteria notes (2003); Istanbul, 'strategically located on the Bosphorus Peninsula between the Balkans and Anatolia, the Black Sea and the Mediterranean, has been associated with major political, religious and artistic events for more than two thousand years. Its masterpieces include the ancient Hippodrome of Constantine, the 6th-century Hagia Sophia, Zeyrek neighborhood, the 16th- century Suleymaniye Mosque and the Land Walls, which are now jeopardized by over population, industrial pollution and uncontrolled urbanization'.

Ayvansaray, in this manner, is chosen as a flagship project area because of the fact of its strategic setting within Land Walls as a significant cultural heritage of historic, aesthetic, scientific, ethnological, anthropological values of Historical Peninsula of Istanbul included in UNESCO World Heritage List in 1985.

The second reason is its socio-economic structure. On the contrary to other historical districts in WHL as Süleymaniye, Sultanahmet and Zeyrek, Ayvansaray is a relatively different case. Besides the monumental values, the built heritage stock is significantly less and dispersed. When considering social layout, there is a reality of three-led settlers, of gypsies, temporary settlers of undeveloped regions of Turkey and original settlers. Moreover, there has never been an economic active life, there isn't now also. These are the fundamental subjects that make Ayvansaray an interesting case for conservation and revitalization practices.

Integrated Revitalization in Ayvansaray case study (Figure 5.2), as a flagship project, leads in this manner, an integrated approach of revitalization with a strategic oriented action planning process. The strategic oriented action planning process include organization schemes with different stakeholders, qualitative and quantitative analyses of physical and socio-economic structures, SWOT analysis in the determination of problems and objective setting, alternative strategies for potential actions and the most important it introduces Ayvansaray Model for implementation and financial management.



Figure 5.1 Land Walls and Life in Ayvansaray (Günay, 2003)

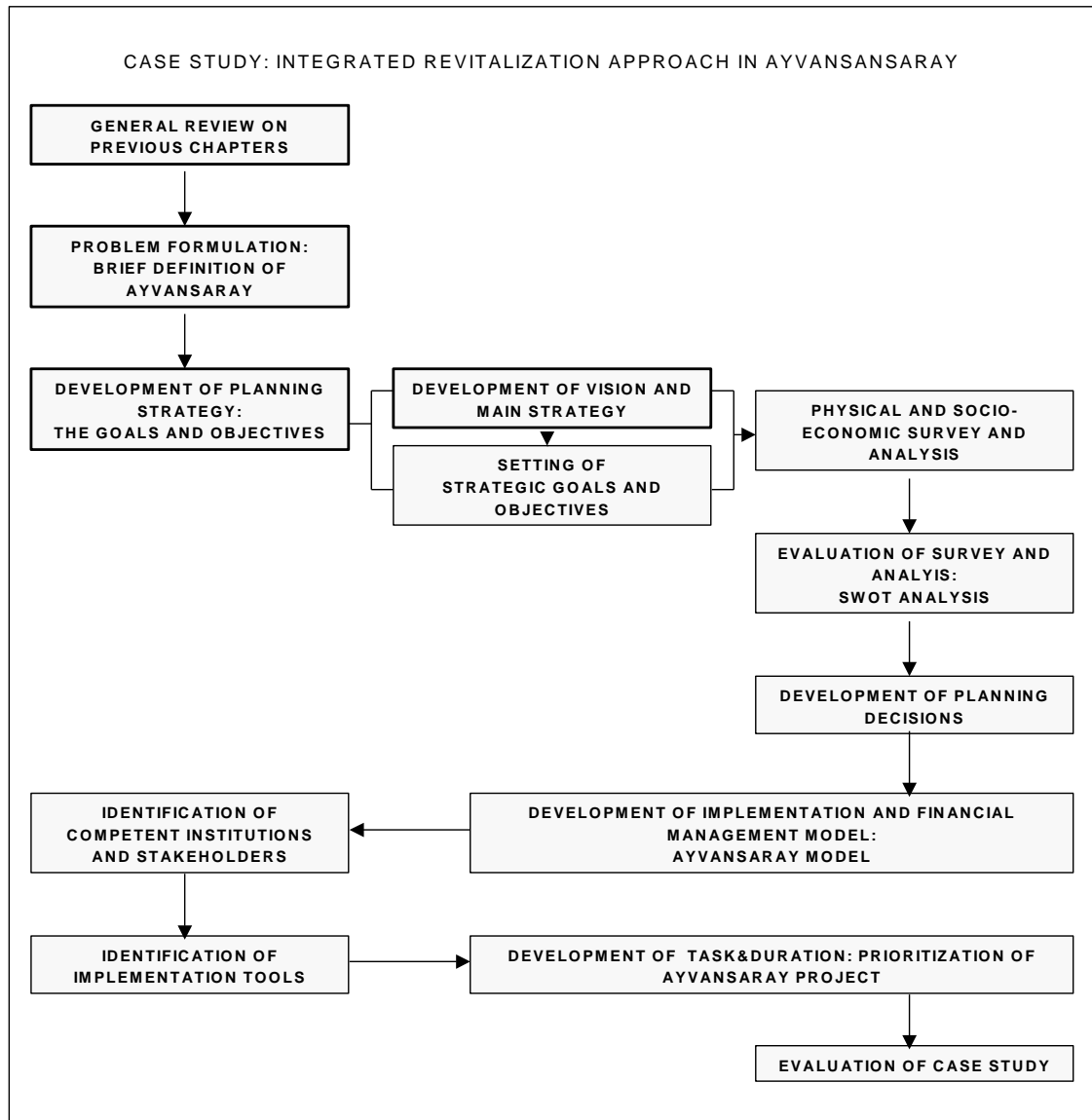


Figure 5.2 The Process of Ayvansaray Case Study

5.1 Problem Formulation: Brief Definition of Ayvansaray

Istanbul is the industrial, commercial, cultural and educational heart of Turkey with a significant cultural heritage of historic, aesthetic, scientific, ethnological, anthropological values that are included in UNESCO World Heritage List in 6th December 1985. The historic areas of Istanbul included in World Heritage List are as below (Figure 5.3):

- The Archeological Park
- Suleymaniye Mosque and its associated Conservation Area
- Zeyrek Mosque (Pantacrator Church) and its associated Conservation Area
- Land Walls of Istanbul

After 1980s, the city entered into an era of socio-economic and spatial transformation resulted from the global dynamics. From 1980 to 1990, the population of the city grew from 4.7 to 7.3 million, and reached to 10 million in 2000 (DIE, 2000).

This rapid population growth by the migration flows from undeveloped regions of Turkey with the increasing industrialization create new spatial as well as socio-economic layout. Historical Peninsula of Istanbul has become the main distribution node of goods and services and threatened by activities as wholesale activities or manufacturing. The economic activities mainly felt in the southern part, especially in Eminonu. The northern part of peninsula within Fatih municipality borders shows rather more residential character, with basic service, retail and wholesale facilities. But, the common point is the fact that traditional historic urban fabric of Istanbul inhabitants is demolished, restructured and invaded by low-income Eastern people. Ayvansaray, with its captured location within city walls, is one of these areas.

Despite its rich historical layout, Ayvansaray is facing a problem of decay. The efforts for regenerating the Golden Horn, as the improvements in built environment and quality of life cannot be noticed in the district.

Ayvansaray hosted rich and elegant society of Byzantian and Ottoman Empires in its history with remarkable palaces, mosques. Blachernae Palace and Dungeons of Anemas are two of them. However, when compared to other settlements in Peninsula, it was perhaps the poorest. Besides Roman and Greek minority, Ayvansaray was in fact a Turkish settlement. The destructive impacts of rapid flow showed itself especially with informal setting contiguous to Land Walls. The back gardens of walls began to host minibuses, and vegetable gardens.



Figure 5.4 Aerial View of Ayvansaray and the Surrounding

The basic problem of the Project, which necessitates an action plan, is the fact of 'Social and Economic Exclusion of the District from Active City Life' besides the physical decay in built environment.

The problem is identified under three dimensions to observe the weaknesses and threats in the project area for separate planning strategies but integrated potential actions.

These basic determinants of problem resulting in total urban decay are:

- Physical Dimension: Decay in ethetic sense.
- Social Dimension: Low level of knowledge on conservation issues and lack of participatory will in actions.
- Economic Dimension: Lack of local and foreign population ready to invest in the action area and low income of inhabitants to provide a self-conservation scheme.



Figure 5.5 A View from Ayvansaray (Günay, 2003)

5.1.1 Ayvansaray and Its Situation

Ayvansaray is a small neighborhood with an important number of Byzantine and Ottoman structures where northern Land Walls meet Golden Horn Sea Walls (Figure 5.7). The Land Walls constitute the western boundary of historic core.

Walled City of Historical Peninsula is divided into two municipalities, which are Fatih and Eminonu Municipalities. Ayvansaray, comprising 14.7 hectares of area, is situated within the boundaries of Fatih Municipality. There are nearly 4790 people are living in Ayvansaray, 4108 of who are in Atik Mustafa Pasha district, and 680 in Karabaş District according to 2000 Population Cencus (Fatih Belediyesi, 2003).

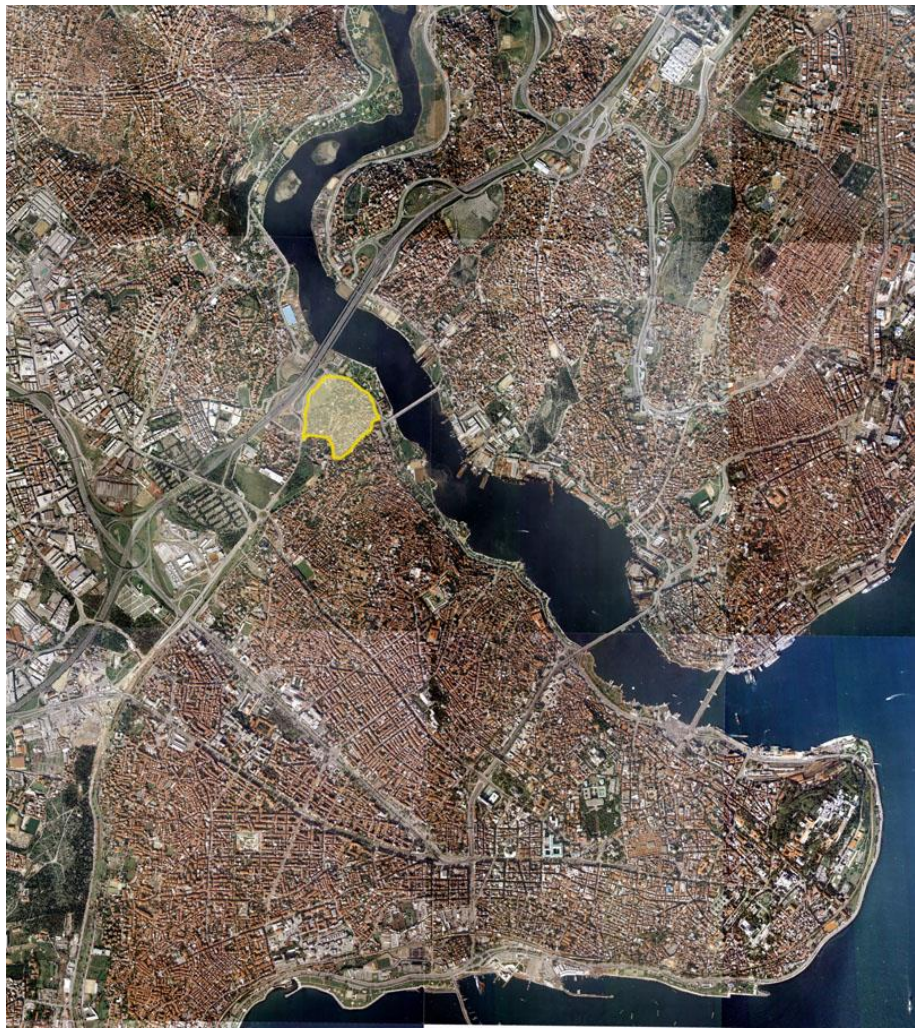


Figure 5.6 Aerial View of Ayvansaray Conservation Area

5.1.2 Ayvansaray in History

Ayvansaray was a district of a mixed population, in which the Turks constituted the majority throughout its history, on the contrary of its two neighbor settlements, Fener and Balat. The organic structure of street layout and timber houses along the Land Walls are the evidences for that (Ahunbay, 1987). In the Ottoman period, there was a little portion of Rum and Jewish population. This can be observed from the churches and synagogues situated in the area, and also from the grid-iron street layout and masonry housing stock in the south-eastern part of the settlement. It was also the poorest of all neighborhoods along the Golden Horn.

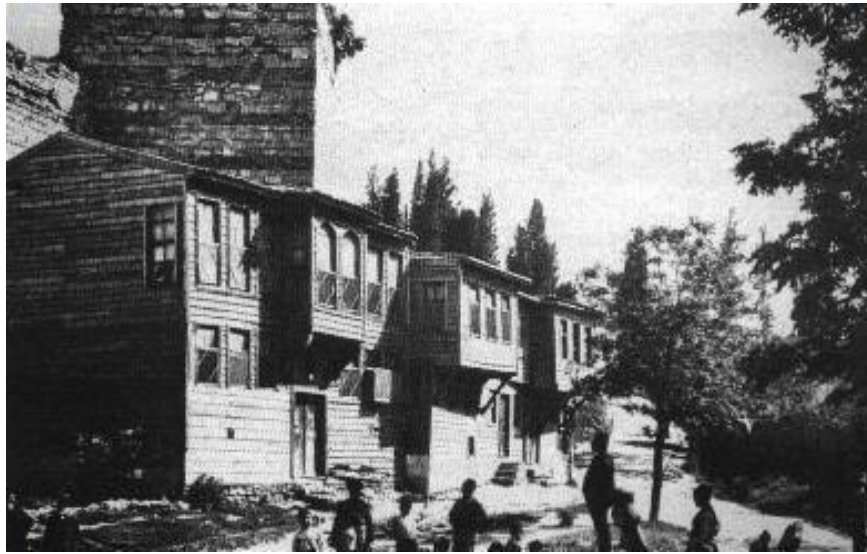


Figure 5.7 Ayvansaray in Ottoman Period (www.istanbul.com)



Figure 5.8 Ayvansaray in Ottoman Period (www.istanbul.com)

Ayvansaray district, so called Blacherna district, was situated outside the Walls of Constantinus. Ayvansaray amended its name from the 'Eyvan Saray' of the Persian and Abbasi Rulers' palaces of great 'eyvan'.

Till 5th century, there existed a church, a bath, a theatre, a palace, 167 houses, and 2 'revak'. The Blacherna Church, which was demolished in the second half of the 11th century, is the distinctive structure giving the importance to the district. The only existing structure from the Palace today is the rampart of Tekfur Palace (Kuban, 1996).



Figure 5.9 A View from Golden Horn (www.istanbul.com)



Figure 5.10 A View from Golden Horn (www.istanbul.com)

5.1.2.1 The Walls of Ayvansaray

The strategic location between Land Walls and Golden Horn Walls is surely the most important feature shaping Ayvansaray's historical development. The seven kilometers long city walls (Figure 5.11), dated back to 379-395 AD (Ahunbay, 1998), were built in accordance to protect the city rather than increase in population (Kuban, 1996).

Golden Horn Sea walls have 13, and Land Walls have 8 gates with significant characteristics. These are Bahçe, Balıkpazarı, Zindan, Odun, Ayazma, Unkapanı, Cüb Ali, Aya, Yeni, Petri, Fener, Balat and Ayvansaray gates as examples of Golden Horn walls, and Eğri, Edirne, Sulukule, Top, Mevlevihane, Silivri, Belgrad and Yedikule Gates as examples of Land Walls (Figure 5.11).

Ahunbay (1998) describes the Land Walls as a 'monumental fortification with triple defence system consisting of a moat, front wale and main wale, that had an innovative design for its time'. It is said to be the longest surviving ancient defense system extant in Europe. Today's Land Walls in Ayvansaray region (Figure 5.12) are basically comprised of Komnenos Walls, Paleologos Walls and Leon Walls, completing each other (Kuban, 1996).

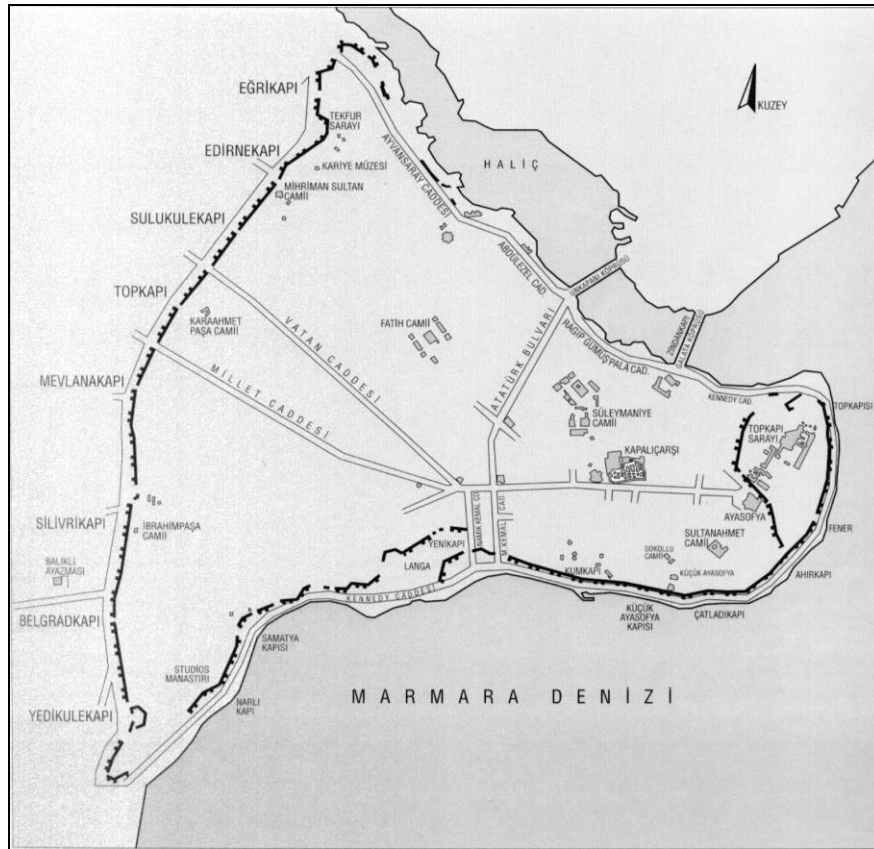


Figure 5.11 The Walls of Historical Peninsula of Istanbul (Belge, 1998)

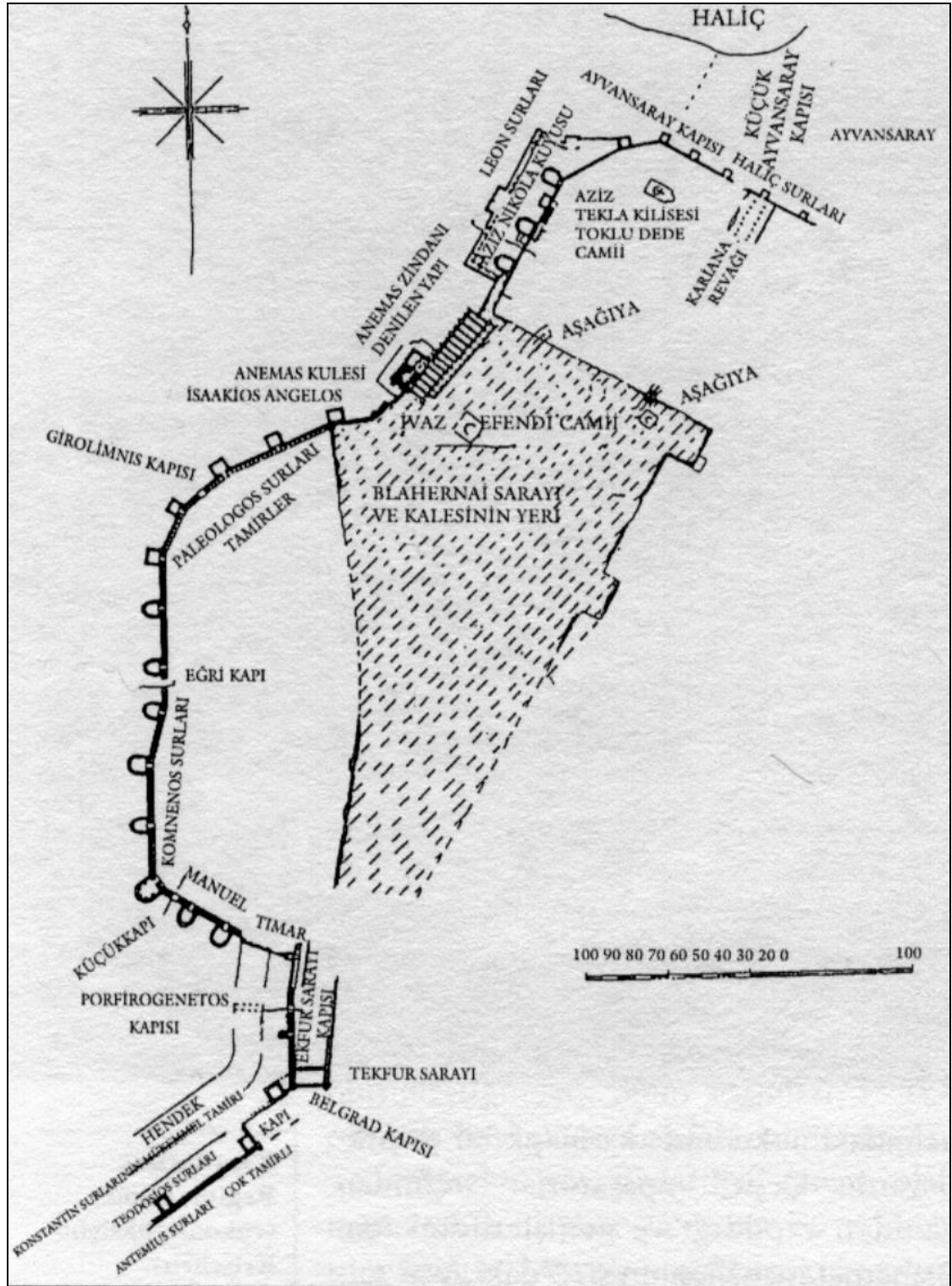


Figure 5.12 The Walls in Blacharnea District (Kuban, 1996)

The Theodosius Walls, which do not continue along Ayvansaray district is the main descriptive structure of city's physical, symbolic and historical boundaries and it ends near Tekfur Palace (Kuban, 1996).

It is stated that (Kuban, 1996) Blachernae district was surrounded by Walls against Avar invasions in 626. In 813, V.Leon had another buffer built against Bulgarian invasions. Manuel I.Komnenos, afterwards, had made additions to that Wall system to protect his new Empire Palace 'Blacharnae' in which Komnenos people had been living (Kuban, 1996).

The Komnenos Walls on northwest of the city ends with Isaakios Angelos Tower. The Dungeons and the Tower of Anemas is situated on this fortification (Kuban, 1996).

There are three gates (Figure 5.12) on Komnenos Walls. The main gate in the middle is Kaligaria Gate. Others are Gyrolimne Gate, reserved for the use of Palace and the small gate in the south (Kuban, 1996).

Following Komnenos Walls, the Walls, constructed by Teofilos, set along the sea towards Golden Horn Walls (Kuban, 1996).



Figure 5.13 Blacharnea Walls and Golden Horn (Kuban, 1996)

The two gates of walls open to the district of Ayvansaray. These are Ayvansaray gate and Eđri (Crooked) Gate. The gate of Ayvansaray (Ksiloporta) was serving the Palace. The Crooked Gate (Figure 5.14) was amended its name not because of the shape, but the crooked passage along the gate. The old name for the gate is Kaligaria. The name came from soldier boots, that, in Byzantian period, the district surrounding the gate was the region where shoemaker retailers (Caligae) settled (Kuban, 1996).



Figure 5.14 Crooked Gate (Günay, 2003)



Figure 5.15 Belgrad Gate (Belge, 1998)



Figure 5.16 Edirne Gate (Belge, 1998)



Figure 5.17 Silivri Gate (Belge, 1998)

5.1.2.2 Important Monumental Structures in Ayvansaray

A number of most important monumental structures of Historical Peninsula of Istanbul were established in Ayvansaray. Blacharnea Palace, Anemas Dungeons, İvaz Efendi Mosque and Tokludedede Mosque are few of them (Figure 5.19). Besides Land Walls, Ayvansaray houses the Walls of Mumhane as an example of fortification structures. However, it is threatened by contiguous informal housing. In the project area, there are a total of 228 listed buildings of mosques, tombs, fountains, baths, springs, synagogues and churches, 38 of which are civil architecture examples.

Today, generally the mosques define the monumental structure of Ayvansaray, because of the transformation movements of Ottoman period. İvaz Efendi Mosque, Atik Pasha Mosque, Hoca Ali Mosque and Yatağan Mosque are some of them. However, it is very hard to state that they are in good condition. From the İvaz Efendi Complex, there only exists the Mosque. Tokludedede Mosque, survives with its rampants. The only synagogue rampant in the area is the Kastorya Synagogue in Crooked Gate. Panai Asuda Church and Aya Vlaherna Spring is still in use. When the madrasas are considered, there is no example in the area. The madrasa of İvaz Efendi is disappeared. Most of the important tombs of Ottoman period are situated in the region of Ayvansaray-Crooked Gate. Ebu Zerr-il Gaffari Tomb is one of them (Ahunbay, 1987).

Arabacılar Bath, near to Crooked Gate, is one of the most important baths in İstanbul and it is still in use. Another important Ottoman Bath, Hançerli Bath is being used as a depot today (Ahunbay, 1987).



Figure 5.18 Walls of Ayvansaray (IBB, 2003)

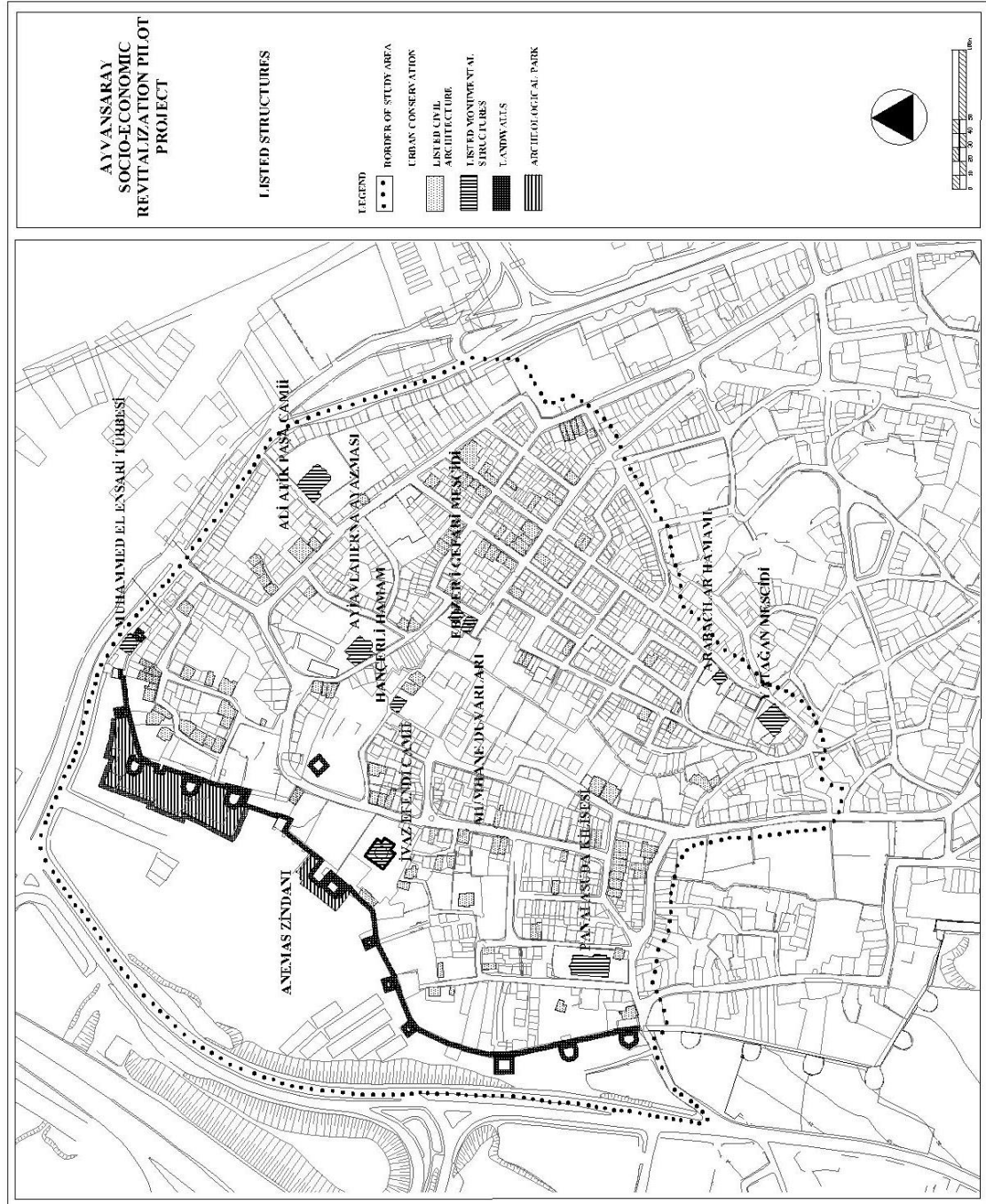


Figure 5.19 Important Monumental Structures in Ayvansaray

Blacharnea Palace

Blacharnea Palace is an old rampant dated back to Byzantine era. As being one of the most important and significant palaces of Byzantine, it was built in 5th century as a church. After big fire, it was totally disappeared and a palace was rebuilt as a castle. Afterwards, Blacharnea Palace became the most important palace of Byzantine especially in 12th century (Kuban, 1996).



Figure 5.20 Walls of Blacharnea (Müller-Wiener, 2001)



Figure 5.21 Blacharnea Palace (Müller-Wiener, 2001)

Anemas Dungeons and Tower

Anemas Dungeons and Tower is situated along the Komninos Land Walls (Figure 5.22). The tower is adjacent to ramparts of Blachernea Palace Walls. It was stated that the tower was built in 11th century to protect walls and it forms a part of Palace's infrastructure (Kuban, 1996). In 12th century, the son of Kandinya King and the commandor Michael Anemas were captured in the Tower, that the Tower was called Dungeons of Anemas.

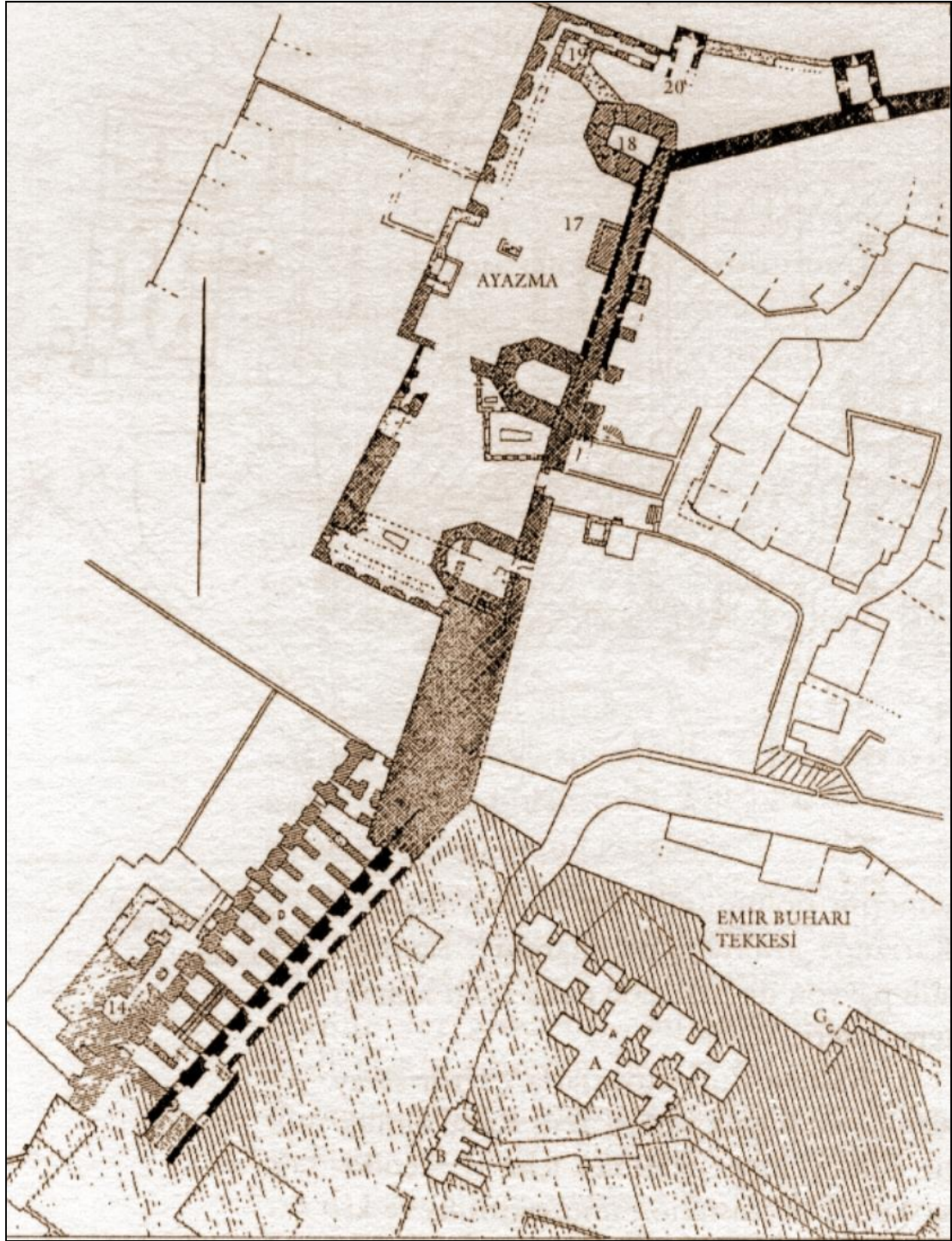


Figure 5.22 Anemas Dungeons in Blacharnea District (Kuban, 1996)

İvaz Efendi Mosque

İvaz Efendi Mosque, being one of the most important monumental structures in Ayvansaray, is said to be a masterpiece of Architect Sinan. It was built on one of the platforms of Blacharnea Palace in 1585 (Müller-Wiener, 2001).



Figure 5.23 İvaz Efendi Mosque (Müller-Wiener, 2001)



Figure 5.24 Atik Mustafa Pasha Mosque (Müller-Wiener, 2001)

Aya Vlaherna Church and Spring

Aya Vlaherna Church and Spring was dated back to 1869. It is an important monumental and religious structure for Orthodox community.



Figure 5.25 Vlaherna Church and Spring (Günay, 2003)

Atik Mustafa Pasha Mosque

Atik Mustafa Pasha Mosque is originally a Byzantine church (Kuban, 1996). The original identity can not be determined (Kuban, 1996), but in some researches, it was said to be regenerated as a mosque in 1490 by Grand Vizier the Great Mustafa Pasha. It was destroyed by 1729 Fire and 1894 Earthquake, but it was repaired afterwards. It was started to be used in 1906. It was restored in 1922 (Müller-Wiener, 2001)



Figure 5.26 Atik Mustafa Pasha Mosque (Belge, 1998)

Tokludedede Mosque

Tokludedede Mosque, originally built as a church, was constructed in Komnenos period in 11th century. It is said to be transformed into a mosque by Toklu İbrahim Dede in the late 15th century. It was demolished in 1929 by its owner (Müller-Wiener, 2001).



Figure 5.27 Tokludedede Mosque, 1925 (Müller-Wiener, 2001)



Figure 5.28 Tokludedede Mosque, 1929 (Müller-Wiener, 2001)

5.1.3 Previous Planning Studies in Ayvansaray and Historical Peninsula of Istanbul

According to Ahunbay (1998) the important breaking point for conservation practices in Historic Areas of Istanbul is the change in National Law in 1983, to include site protection. This opens way to the declaration of Suleymaniye, Zeyrek and Eyüp as urban sites and in 1995 the Walled City as a conservation area by the Istanbul (No.1) Board of Protection for Cultural and Natural Assets (Law No: 6848/12.71995). This decision provided the basis for the legal protection of cultural property of Istanbul (Ahunbay, 1998).



Figure 5.29 Historic Peninsula at the end of 15th century (Kuban, 1996)

The last planning study handled for Historical Peninsula of Istanbul is 1/5000 scale Historical Peninsula Conservation Development Plan Proposal (Figure 5.31) prepared by Directorate of Planning and Development after the Historical Peninsula Municipalities has left the responsibility to do so in 2001. The Plan has not been approved yet.

The general goals and objectives of the proposed 1/5000 scaled Conservation Development Plan are stated as, “Protecting the Historical Peninsula which has great importance in the history of Turkey and Istanbul from dilapidation; determining the functions to be loaded onto the Historical Peninsula in the sense of city-wide integrity; integrating the historical identity of the social, cultural and economic life in the area, relocating all functions having no harmony with the Historical Peninsula identity out of this area; clearing constructions which have no visual harmony with this area; regulating new density and building heights in this area; supplying all necessary facilities and services to this area; rearranging the Historical Peninsula’s existing urban fabric and road pattern according to the contemporary needs by compromising with conservation actions (Zeren Gülersoy, 2001).

1975 European Architectural Heritage Year activities held in Amsterdam has a major impact on future Turkish conservation approaches (Ahunbay, 1998) and as a concern in harmonization process to European Union. As a result of the activities promoted by Council of Europe, Turkey met the idea of integrated conservation approach. And historic areas of Istanbul were included in World Heritage List in 1985 and UNESCO began to assist in projects for Istanbul.

According to Ahunbay (1998) 'Restoration of the City Walls and the Rehabilitation of Surrounding Areas' was one of the primary projects within the scope of 'Pilot Restoration Projects of Istanbul' campaign plan of action under the main strategy of drawing attention and support to safeguarding measures to protect cultural heritage. It is stated that concentrating on rehabilitation and restoration only, the project lacked socio-economic dimensions of revitalization.

In 1987, another attempt for conservation of the Land Walls and their environs took place by Istanbul Metropolitan Municipality that between 1986-1995, \$110.000 was financed. As a result, the informal setting contiguous to the Walls were demolished. At the same time, a restoration work was carried out by different groups of universities. In 1991, Municipality started a second campaign for restoration of city walls. But due to problems with the public, lack of extra financial aid and the change in city administration, the work was postponed till 1996 (Ahunbay, 1998).

Fener-Balat Rehabilitation Project held by UNESCO is a sample for the future of Ayvansaray. The priorities of the project are provision of social housing, conservation of civil architecture and adoption of reuse, improvement in quality of life with full participation of citizens. However, the influence on Ayvansaray is questionable.

Golden Horn Project started in 1990s has also a positive impact for the revitalization of Ayvansaray. With the project, the coast of Golden Horn regenerated by a number of landscape and restoration projects to give a new image for the district. Although the ongoing studies have no effect on physical setting in Ayvansaray, it helps to integrate inhabitants in social life with festivals and meetings.

Other projects concerning Ayvansaray and the near surrounding can be outlined as follows:

- Fatih Dungeons of Anemas Reuse, Restoration and Landscape Project
- Target Project of Union of Golden Horn Municipalities: Ayvansaray Urban Design Project

5.2 Planning Strategy: The Goals and Objectives of the Case Study

In the course of the project 'Integrated Revitalization in Ayvansaray', appropriate and contemporary goals and objectives were expounded for the physical rehabilitation imperatives of the planning area and the surrounding Historic Peninsula, while taking into account the prospects for socio-economic revitalization. It is an important responsibility to manage the socio-economic integration of Ayvansaray inhabitants into active city life as a vision of the study (Figure 5.32).

5.2.1 The Vision and Main Strategy

The main strategy of the Ayvansaray Case Study is to formulate general urban planning determinations that maintain the appropriate and contemporary development of the environmental fabric of the Ayvansaray and that support local economic regeneration while preserving its historical and architectural and functional values by proposed potential actions; and to formulate a general framework for implementation and financial management.

Towards the specified strategy the following measures were adopted:

- Appraising the monumental buildings and their immediate surrounding,
- Revitalizing the values particular to the region while maintaining authenticity,
- Working to ensure the permanence of historic, civil, and monumental structures in the region, to meet the modern needs of its inhabitants.
- Strengthening the local economy to build an attractive district of socio-economic activities.
- Providing the basis for learning and participating society in the stage of socio-cultural development.
- Arranging a new management scheme with institutional changes to achieve efficiency and effectiveness during the plan-making process and implementation phase.

5.2.2 Strategic Goals

Ayvansaray Case Study develops integrated revitalization approaches within the strategic goals help to provide the rehabilitation of the district with respect to traditional urban character, and socio-economic regeneration with respect to public conscience and local economic layout.

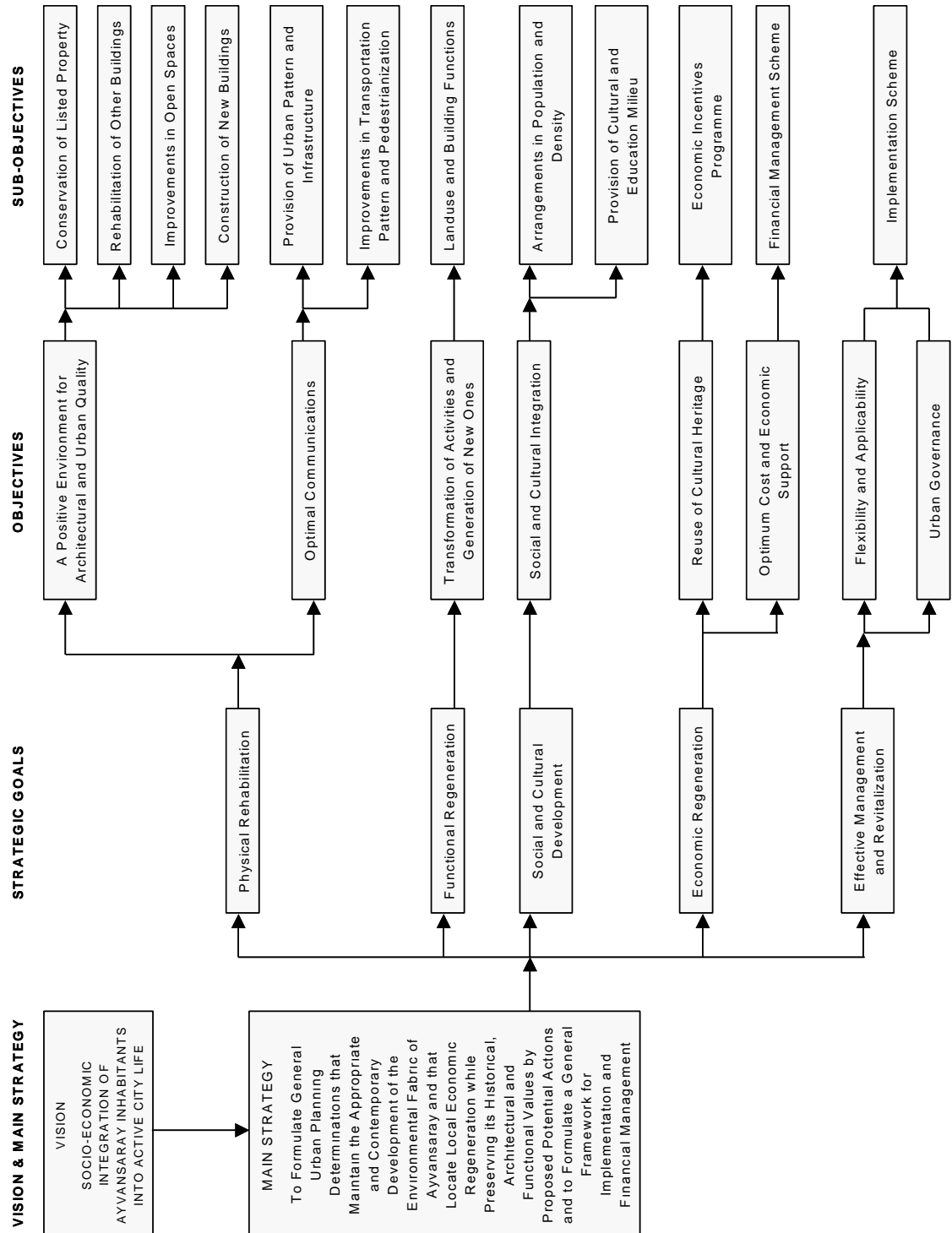


Figure 5.32 Strategy Deployment Scheme in Ayvansaray Case Study

The strategic goals are grouped under five basic dimensions defining potential actions:

- Effective Management and Revitalization
- Physical Rehabilitation
- Functional Regeneration
- Economic Regeneration
- Social and Cultural Development

5.2.1.1 Effective Management and Revitalization

Provision of effective management of the case study is the most important feature in achieving best and continuous results. Good urban governance is essential for success of other diverse strategies in coordinating relations between local economy, social and cultural integration and physical improvements. Thus, four strategic goals must be integrated under the understanding of coordination, persuasion, participation, negotiation and partnership criteria.

5.2.1.2 Physical Rehabilitation

Physical rehabilitation Ayvansaray focuses on comprehensive physical actions within the planning strategies help to provide the revitalization of the district with respect to traditional urban character in order to activate and upgrade the potentials of location and the built environment. The expected impacts from Physical Rehabilitation are as follows:

- Rehabilitation of visual setting
- Improvement in quality of life
- Increase in market value of structures

5.2.1.3 Functional Regeneration

Functional Regeneration focuses on the potential actions in order to increase the attractiveness of the area by transforming existing functioning of land use and buildings and adapting reuse. The expected impacts from Functional Regeneration are as follows:

- Improve physical commercial environment
- Development in local economy
- Varieties in economic activities

5.2.1.4 Economic Regeneration

Economic Regeneration focuses on the potential actions in order to increase the percentage of local and foreign investors to invest in the project area by transforming existing functioning. The expected impacts from Economic Regeneration are as follows:

- Increase in employed inhabitants with newly developing fields of uses
- Strengthen business and stimulate enterprise

5.2.1.5 Social and Cultural Development

Social and Cultural Development Strategy basically focuses on the potential actions in order to increase the percentage of population aware of the meaning and necessity of conservation and to use this human potential to provide effective participation in plan-making by exchange of information and in implementation process by mutual learning arena. The expected impacts from Social and Cultural Development are as follows:

- Increase in public awareness for effective conservation
- Effective negotiation arena respecting people's demands and wills
- Increase in feeling of belonging
- Socio-economic activation

5.2.3 Strategic Objectives

The strategic goals defined above are detailed with specific strategic objectives to act. These are basically taken from 'Istanbul Project: Istanbul Historic Peninsula Conservation Study; Zeyrek, Suleymaniye and Yenikapı Historic Districts' (Zeren Gülersoy at all, 2003) with specific points for Ayvansaray, to build a common act in relation with other proposed actions in Historical Peninsula of Istanbul as a world heritage site to overcome dilemmas in plan-making and implementation phases. These objectives can be grouped under the following headings in accordance to strategic goals:

- Functional Qualification
- Optimal Communications
- Social and Cultural Integration
- A Positive Environment for the Architectural and Urban Quality
- Adaptation and Reuse

- Optimum Cost and Economic Support
- Flexibility and Applicability
- Urban Governance

Functional Qualification

- To emphasize the functional role of Ayvansaray in relation to the integration with other neighboring residential, labor, recreational areas, Historic Peninsula and the city of Istanbul.
- To utilize new functions while regenerating the character of existing unsuitable economic functions to provide economic activity while preserving the historic urban pattern.
- To provide functionally sufficient and efficient places for both inhabitants and visitors, while improving living standards.

Optimal Communications

- To arrange the pedestrian routes and vehicle transportation network sufficiently for the needs of the existing and proposed activities.
- To connect sites of various activities having importance with a hierarchy of pedestrianization and parking lots.
- To assess optimal communication network for inhabitants and city residents on the project and conservation in general sense.

Social and Cultural Integration

- To raise public awareness on conservation of cultural heritage by providing an education milieu.
- To enhance the understanding of conservation study to provide development in social structure.
- To look for a way of appropriate public participation in the conservation, planning and implementation processes under the theme of participatory planning.

A Positive Environment for the Architectural and Urban Quality

- To promote an environmental network that puts emphasis on the influential role in the urban fabric of historic, monumental and civil architectural values

- To improve the architectural quality of Ayvansaray by preserving, repairing, upgrading historically and architecturally important or economically valuable structures and areas, demolishing unfitting structures and harmonizing them with the character and scale of the site consistent with contemporary architecture.
- To eliminate insufficiencies of built environment and create effective living grounds for inhabitants in order to protect historic urban pattern.
- To provide necessary water supply, sewage system, electricity and natural gas system to prevent informal use.

Optimum Cost and Economic Support

- To utilize the resources of the country, organizations charged with implementation, private firms, volunteers and those of the local people to ensure optimum cost/quality ratios at every stage of planning.
- To assist in finding financial resources in the process of implementation.
- To form public-private partnerships in the plan-making and implementation phases of the project.

Adaptation and Reuse

- To provide economic inputs to manage continuity in urban heritage.
- The creation of economic activities to support restructuring of the area to raise the density of activities, which provide new job opportunities for inhabitants.

Flexibility and Applicability

- To find flexible solutions to provide opportunity to change and further development in proper time and space.
- To provide integrated revitalization in a sense of strategic action planning to prevent traditional, inflexible plan-making process of Development Plans.
- To observe all objectives and proposed actions to be smart: specific in time and place, applicable, adequate and measurable to prioritize actions.

Urban Governance

- To enlighten the need in institutional reforms for the certain legitimacy of actors.
- To utilize management schemes for high and best use of proposed actions.
- To empower specific management offices to create totality in actions in World Heritage Site.
- To harmonize public and private interests in revitalization of the area.
- To guarantee the required levels of co-ordination and multi-dimensionality to identify the actors responsible for strategic projects.

5.3 Physical and Socio-Economic Survey and Analysis of the Case Study²

The Ayvansaray Case Study is based on detailed qualitative and quantitative analysis in the scope of strategic action planning. These include structural area analysis, documentation investigations and social and economic surveys. The structural area analyses on a total of 978 buildings are comprised of different surveys to manage in defining the environmental urban fabric of the area. These surveys are on transportation network, individual buildings and spaces; such as use of land and buildings in ground and upper floors; condition of buildings; building materials; land ownership; occupancy of buildings and listed buildings.



Figure 5.33 Street View from Ayvansaray (Günay, 2003)

² The basis of Ayvansaray Survey and Analysis Maps are structured by İrem Ayrancı and Esra Yazıcı's Project VI study in İTÜ Department of Urban and Regional Planning

The socio-economic survey includes the demographic and socio-economic aspects of the inhabitants of the planning area, as well as their interactions with the environment, their expectations and their perspectives in defining urban conservation and historical environment.

Specific data on listed and other structures and socio-economic information on households are gathered via questionnaires in order to figuring the characteristics of the physical and socio-economic structure in the region. A total of 100 questionnaires are applied to inhabitants either living in listed or non-listed buildings.

Table A.1 shows the questionnaire used in the socio-economic survey of the project

5.3.1 Transportation in the Project Area

Ayvansaray is located in a major strategic position within Historical Peninsula of Istanbul in relation with the city and its nodal areas and axes. These are E-5 and Ayvansaray Boulevard as external axes and Savaklar Boulevard as internal axe.

E-5, one of the most important axe of Istanbul and Turkey in national and international scopes, pass along north-west direction bidding Ayvansaray with Marmara settlements, the Bosphorus in the European side and the Anatolian side with direct relation to Bosphorus Bridge.

Other important transportation network is Ayvansaray Boulevard, passing through the coast of Golden Horn surrounding Historical Peninsula of Istanbul. The Ayvansaray Boulevard is connected to E-5 on the northwest of Ayvansaray. Savaklar Boulevard pass along the Land Walls and it connects Crooked Gate with Golden Horn.

The transportation network shows a different layout when compared to other settlements in the historic core. The major roads are wider as they are constructed after 1980s. When going through southern parts the traditional street pattern show itself with steep and narrow connections and que-de-sacs.

The area is lack of sufficient parking spaces. The major parking lots are situated along Ayvansaray Boulevard. Inside the core, the empty lots are being used as parking spaces.

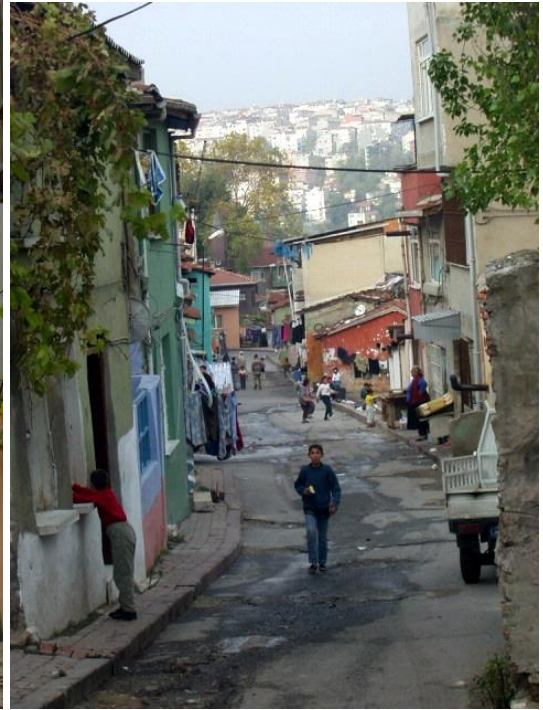


Figure 5.34 Street Views from Ayvansaray (Günay, 2003)

5.3.2. Physical Structure Analysis of the Case Study

Use of Land and Buildings – Ground Floor

In the survey of use of land and building on the ground floors, of the total 978 structures in the planning area, the major usage on ground floors is housing with the percentage of 89%. There is only %8 of commercial retail and %2 service that hardens the monetary mobility.

Table 5.1 Use of Land and Building – Ground Floor

Ground Floor Use	Number of Facilities	%
Housing	867	89
Commercial Retail	75	8
Service	19	2
Urban Facilities	14	1
Open Spaces	2	0
Urban Social Infrastructure	1	0
Total	978	100,0

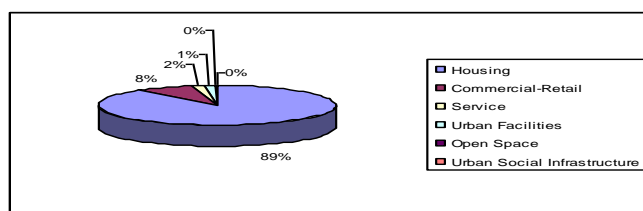


Figure 5.35 Use of Land and Building – Ground Floor

Use of Land and Buildings – Upper Floor

The use of upper floors of land and buildings survey indicates that 91% of the total structures are used for housing. Then comes commercial retail and services, with the percentages 6%, and 2% respectively. However, there is a significant portion of monumental structures that gives the character to the area.

Table 5.2 Use of Land and Building – Upper Floor

Upper Floor	Number of Facilities	%
Housing	876	91
Commercial Retail	54	6
Service	19	2
Urban Facilities	11	1
Total	978	100,0

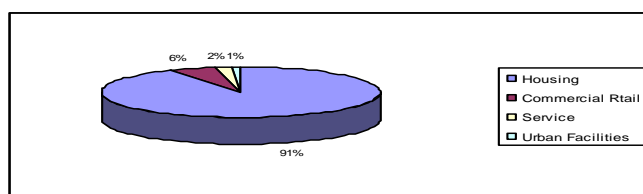


Figure 5.36 Use of Land and Building – Upper Floor

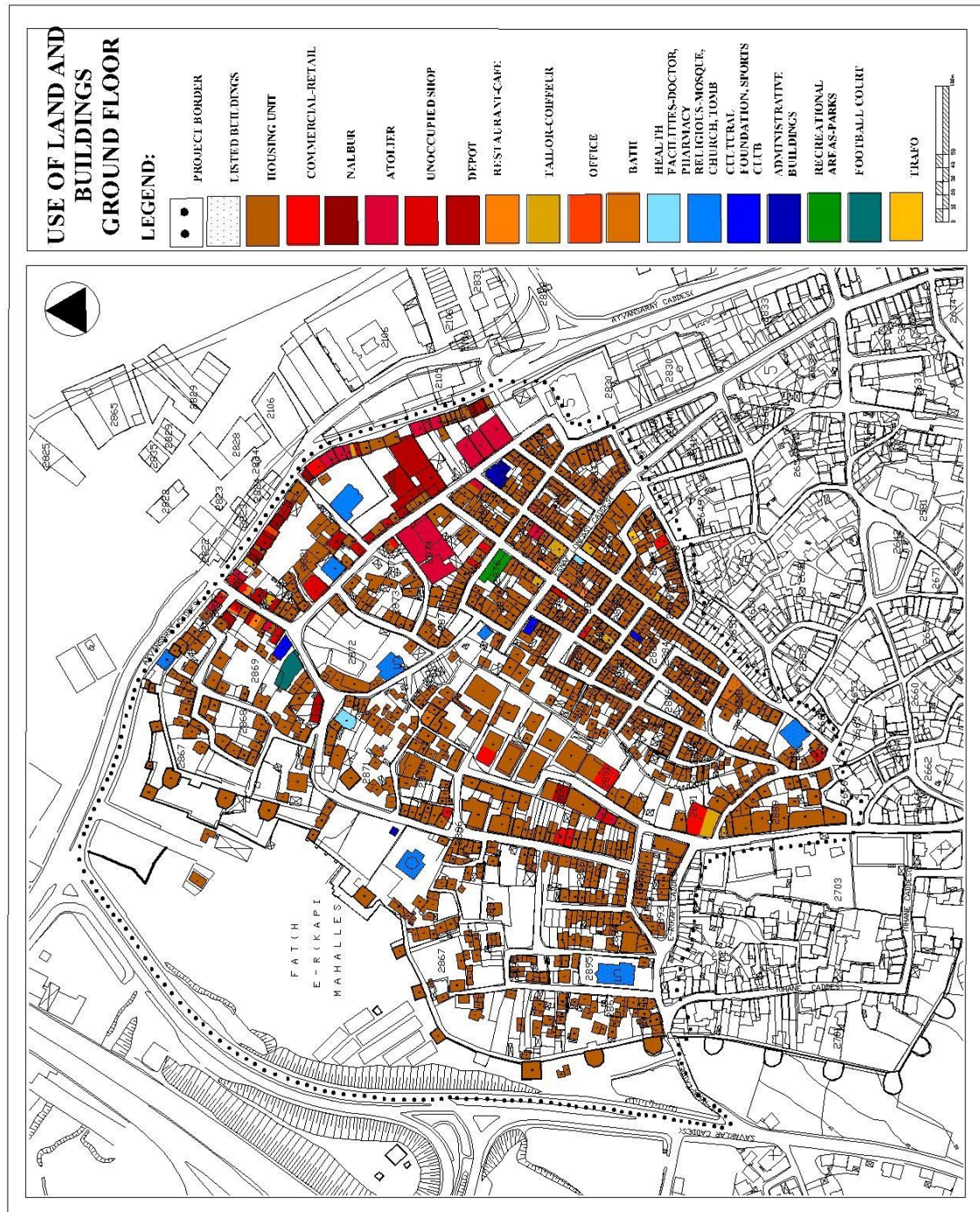


Figure 5.37 Use of Land and Buildings-Ground Floor

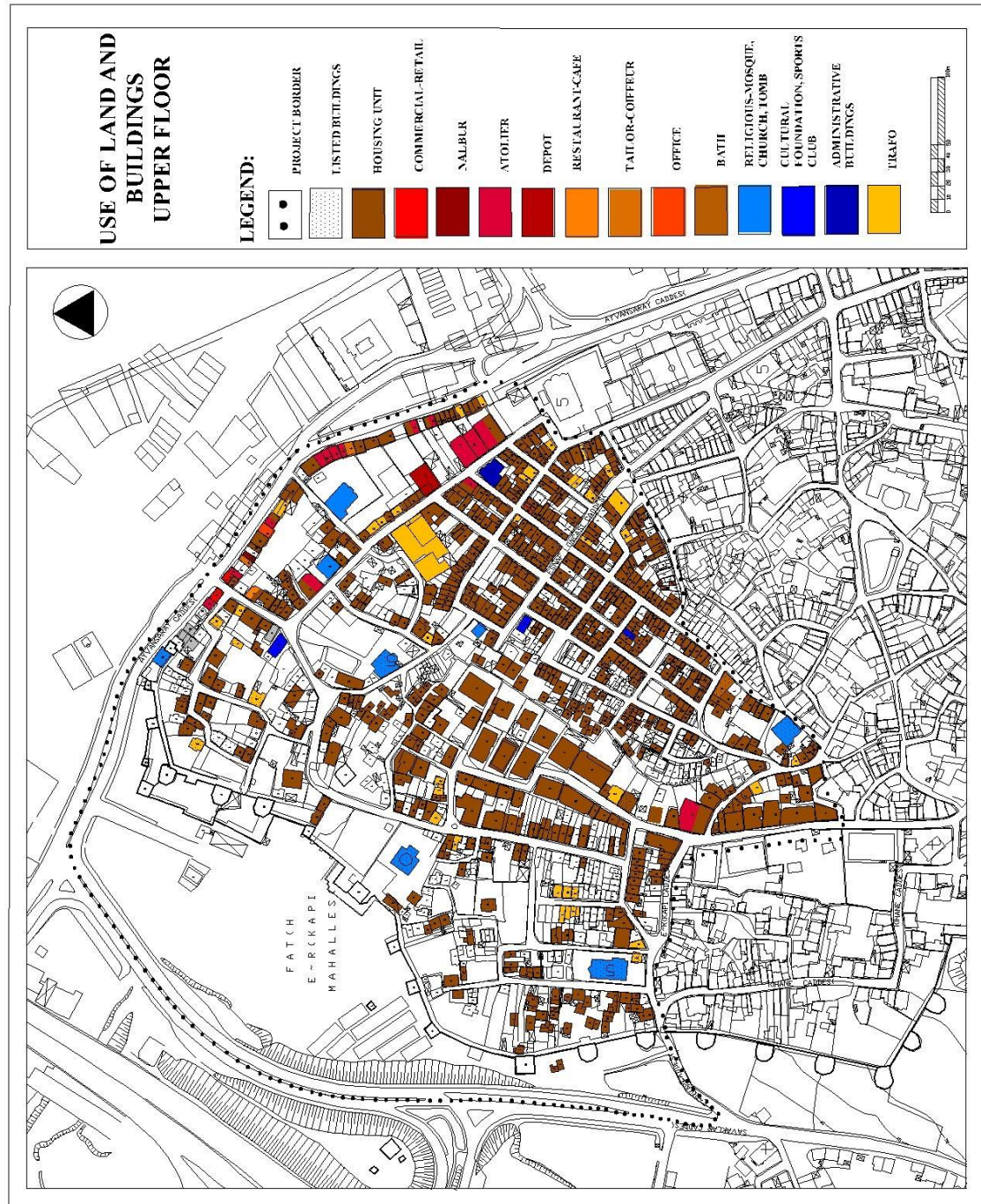


Figure 5.38 Use of Land and Buildings-Upper Floor

Condition of Buildings

The physical usability of structure was evaluated in building condition. Of the 978 buildings inspected, only 2% are in very good condition, but the majority is in average condition with a portion of 84%. Most of the buildings in bad condition or ruins is generally listed structures.

Table 5.3 Condition of Buildings

Condition of Buildings	Number of Buildings	%
Very Good	19	2
Good	78	8
Average	820	84
Bad	47	5
Ruin	14	1
Total	978	100,0

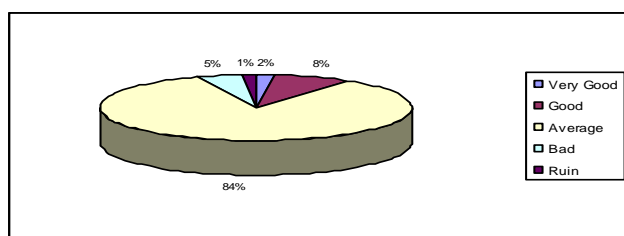


Figure 5.39 Condition of Buildings

Building Construction Material

Majority of the structures in the planning area are made of masonry with a percentage of 83%. Also, there is 12% percent concrete structures that can not be ignored facing a regeneration threat on historical fabric.

Table 5.4 Building Construction Material

Construction Material	Number of Buildings	%
Timber	49	5
Masonry	811	83
Concrete	115	12
Timber Dressed Concrete	3	0
Total	978	100,0

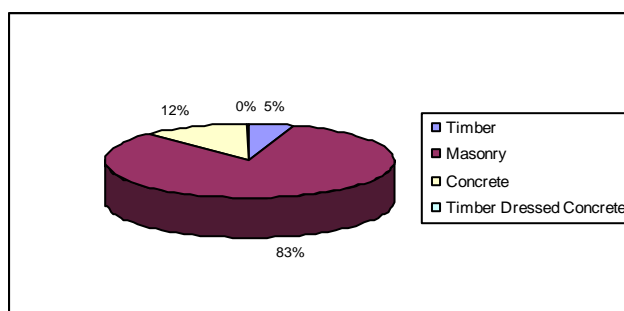


Figure 5.40 Building Construction Material

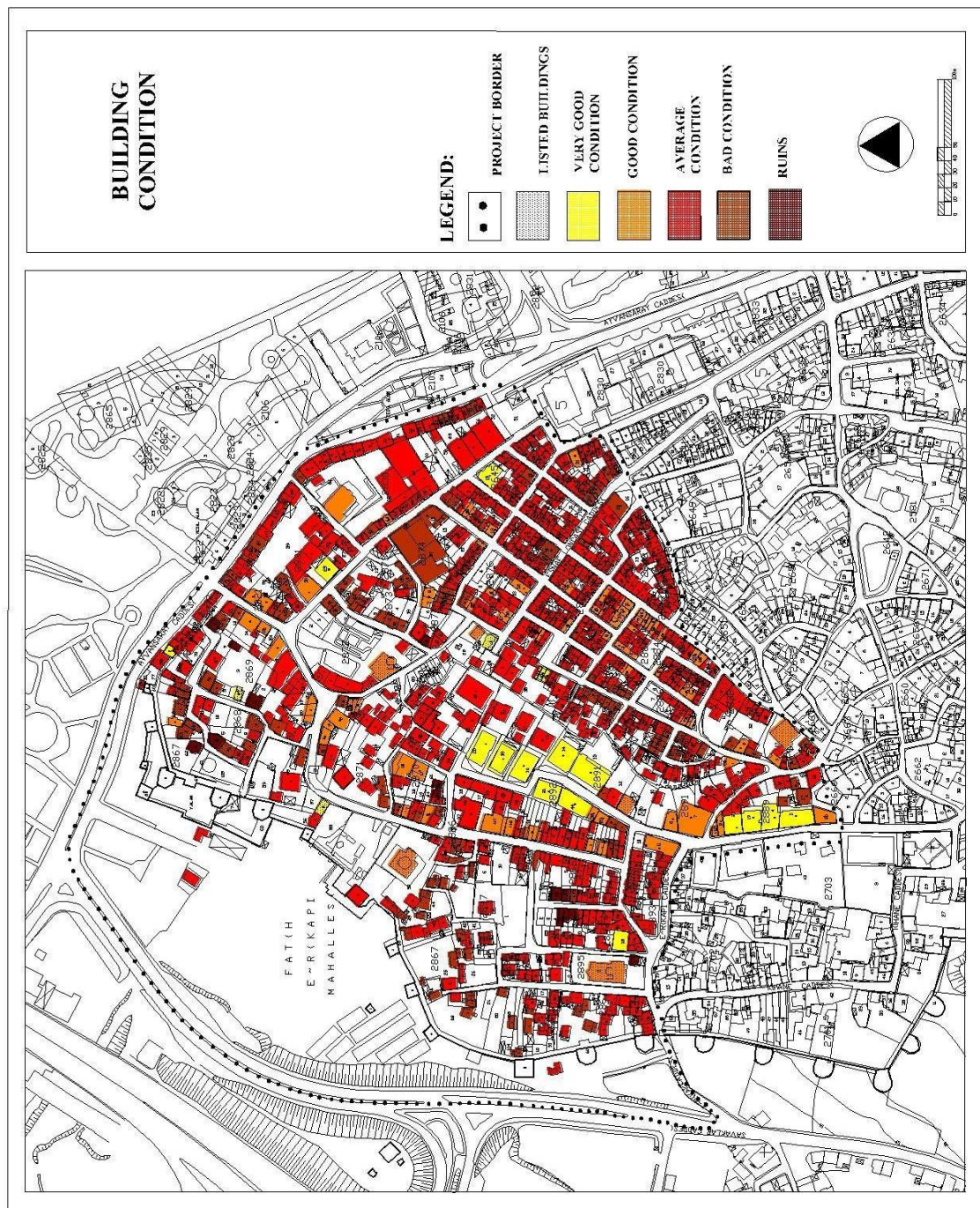


Figure 5.41 Condition of Buildings

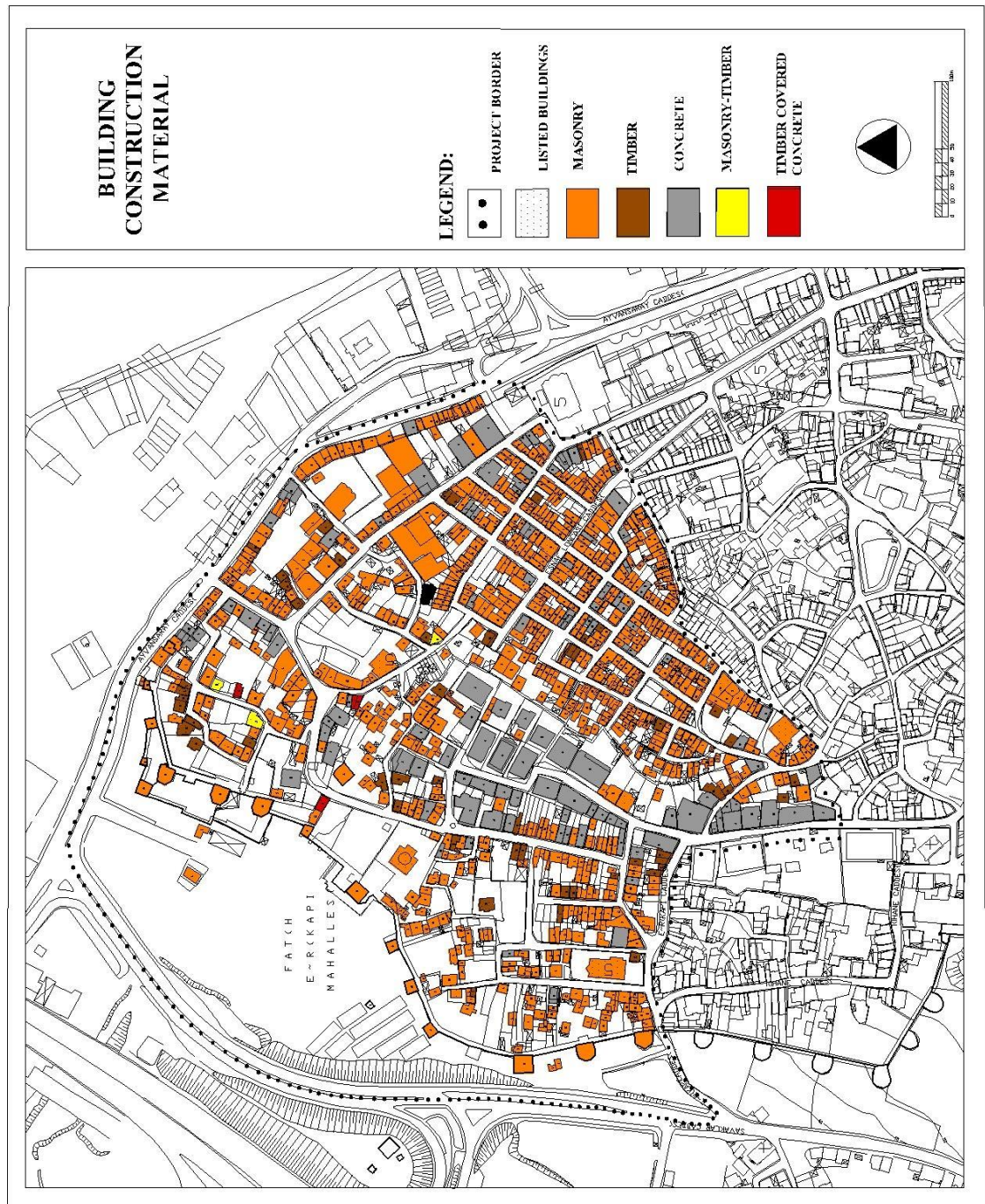


Figure 5.42 Building Construction Material

Land Ownership

Ayvansaray is mainly a residential district. So, it is obvious that the value of private ownership is high (86%). The monumental structures are generally shared between private foundations and treasury. The administrative structures are owned by Fatih Municipality or Metropolitan Municipality

Table 5.5 Land Ownership

Land Ownership	Number of Lots	%
Private Individual	841	86
Private Foundation	58	5,9
Treasury	33	3,4
Municipality	12	1,2
Metropolitan Municipality	34	3,5
Total	978	100,0

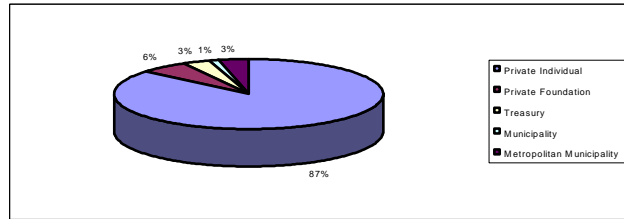


Figure 5.43 Land Ownership

Occupancy of Buildings

The occupancy of buildings survey shows that the unoccupancy rate is relatively less than the expected with a percentage of 4%. 94% of the total structures are occupied. The Factory of Tahini, as one of the unoccupied structures, is an important potential for future planning actions. Other unoccupied structures are generally listed buildings.

Table 5.6 Occupancy of Buildings

Usage Status	Number of Buildings	%
Buildings Occupied	922	94
Buildings Partly Occupied	16	2
Buildings Unoccupied	38	4
Buildings Under Construction	2	0
Total	978	100,0

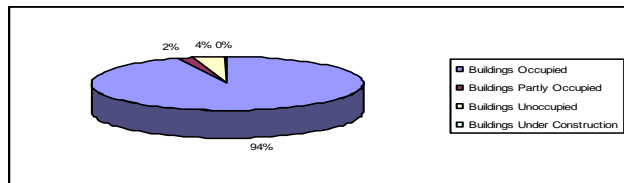


Figure 5.44 Occupancy of Buildings

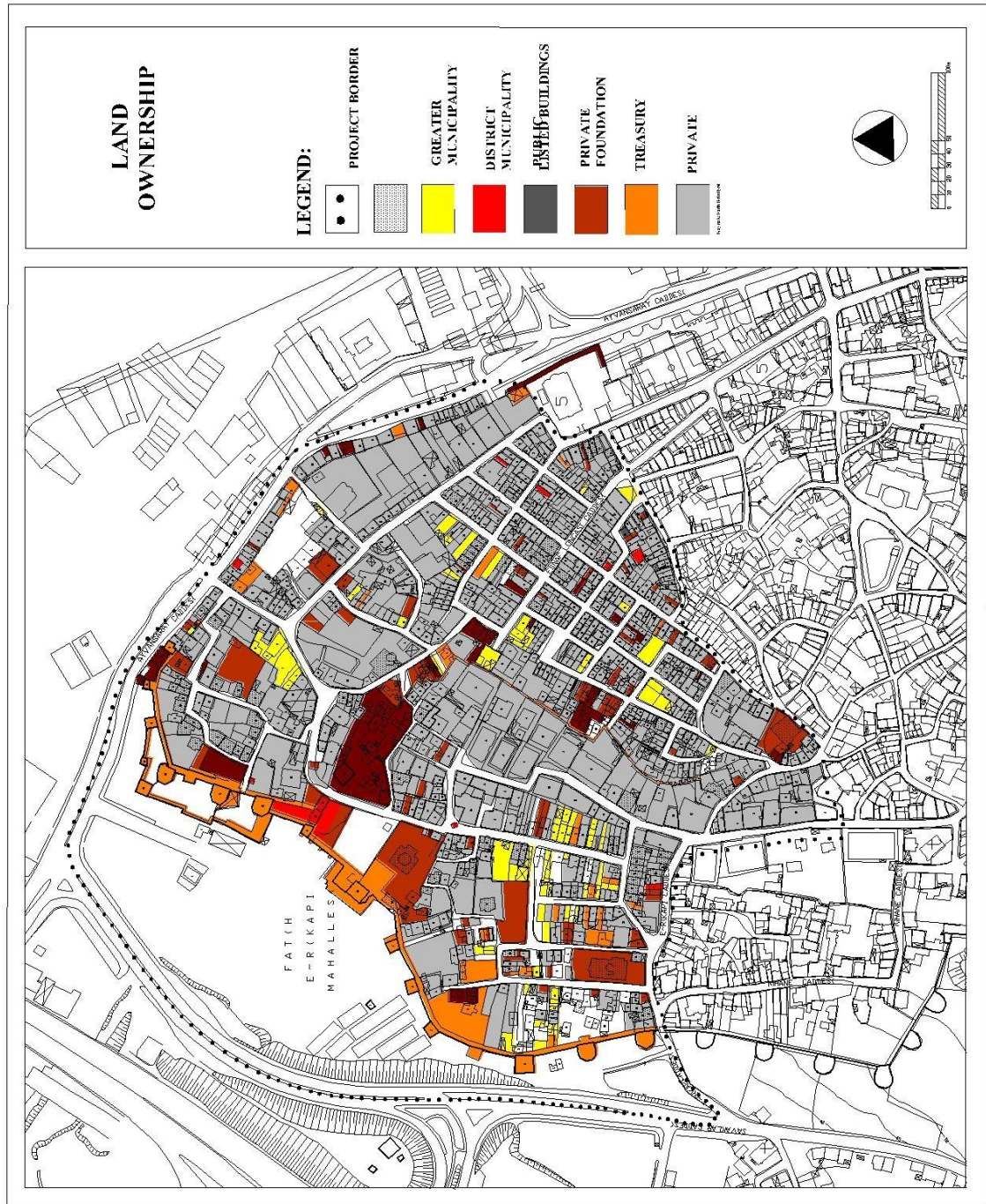


Figure 5.45 Land Ownership

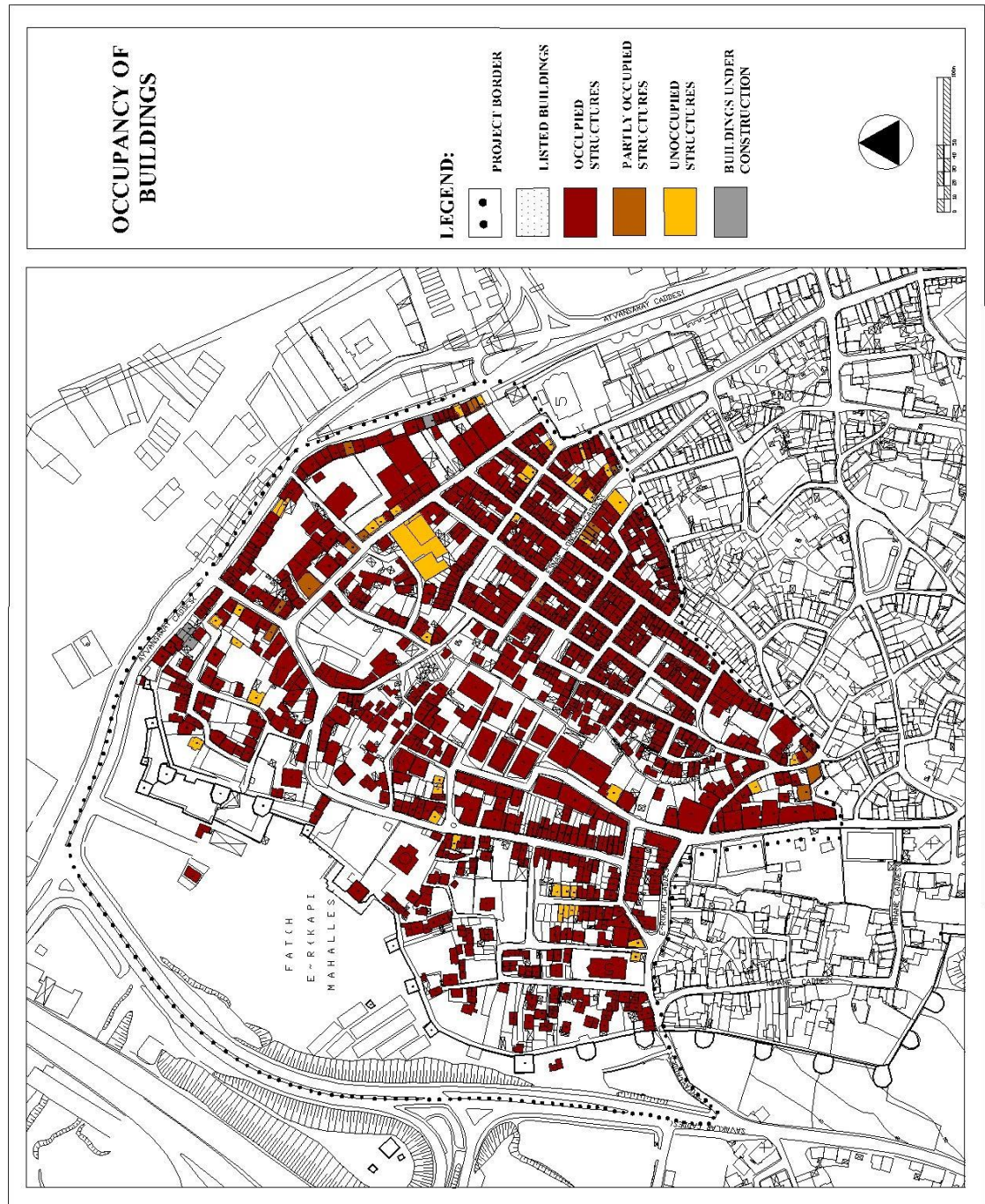


Figure 5.46 Occupancy of Building

Listed Buildings

Ayvansaray, contrary to other settlements included in WHL, has a low portion of listed buildings (4%). The lots with listed buildings demolished and a new structure in different form constructed is 4. Others are still conserving their original character, although most of them left to decay because of the fact of lack of maintenance.

Table 5.7 Listing Status

Listing Status	No of. Buildings	%
Listed	42	4
Non-Listed	934	96
Total	978	100,0

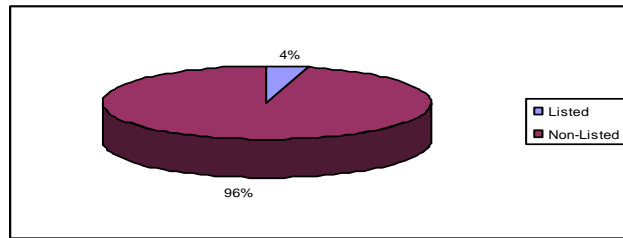


Figure 5.47 Listing Status



Figure 5.48 Ayvansaray District (Günay, 2003)

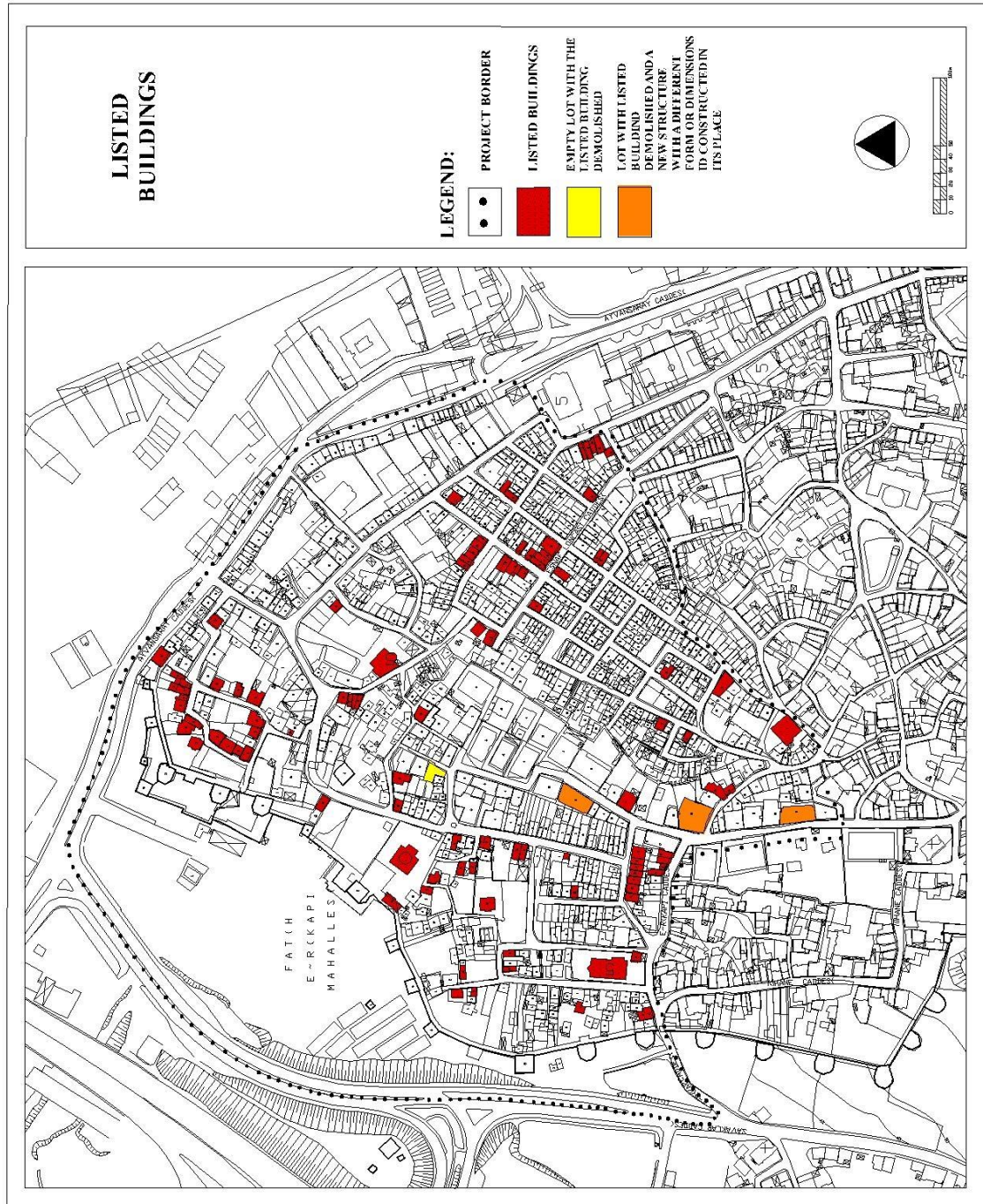


Figure 5.49 Listed Buildings

5.3.3 Socio-Economic Structure Analysis of the Case Study

Family Size

Most of the families surveyed in the planning area are generally extended families of 4-7 people. There is also a portion of 10% that 8 or 10 people living together with relatives. Comparatively, the average size of households in Istanbul is 3.9 according to the 2000 Census of Population (DIE, 2000).

Table 5.8 Family Size

Family Size	Number of Person	%
1 - 3 people	40	40,0%
4 - 7 people	50	50,0%
8 - 10 people	10	10,0%
Total	100	100

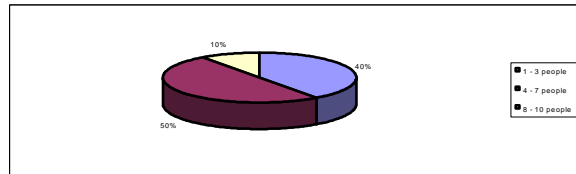


Figure 5.50 Family Size

Place of Birth

It is significant that the majority (36.6%) are Istanbul-born inhabitants. This shows the fact that Ayvansaray preserves its original settlers. The second dominant group is the people coming from West and Central Black Sea Region, especially Bolu, Trabzon and Giresun.

Table 5.9 Place of Birth

Region	Number of Person	%
Istanbul	67	36,6%
East Anatolia	31	16,9%
South East Anatolia	14	7,7%
Black Sea Region	49	26,8%
Mediterranean Region	0	0,0%
Marmara Region	14	7,7%
Central Anatolia	6	3,3%
Abroad	2	1,1%
Total	183	100,0%

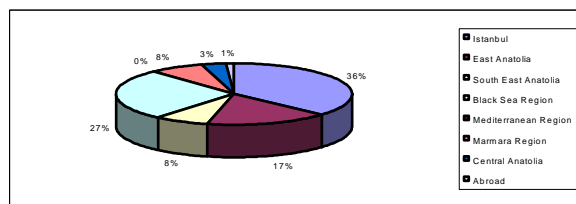


Figure 5.51 Place of Birth

Education

The analysis stated that the education level in Ayvansaray is surely very low. Most of the inhabitants were elementary school graduates with a percentage of 51.4%, as a general situation in Historical Peninsula. No university graduate inhabitants were encountered in the survey sample. This gains significance when considering public participation through decision-making and implementation processes to be evaluated later.

Table 5.10 Education

Education	Number of Person	%
No Education	41	22,4%
Literate	13	7,1%
Elementary	94	51,4%
Junior High School	25	13,7%
High School	10	5,5%
Total	183	100,0%

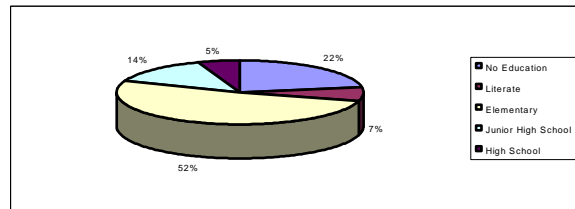


Figure 5.52 Education

Occupation

The major occupations in the area are housewives for women, workers and self-employees for men, with percentages of 44.8%, 27.9% and 12.6% respectively. The portion of working women is very low. There is an important proportion of unemployed people with a percentage of 8.7% in the area that cannot be ignored. The value of the employed population for female is 84% in Istanbul. According to the 2000 Population Census of Istanbul, the rate of unemployment is 15.9% (DIE, 2000).

Income

There are two poles when considering income level of inhabitants in Ayvansaray. The general situation, when compared to other districts in Historical Peninsula is surprisingly better. The majority having personal income earns 186-326 USD and 326-613 USD with the percentage of 30% and 16 respectively (1 USD=1.630.000 TL, March 2003). But still, there is a portion of 2% that earns only 62-124 USD a month.

Table 5.11 Occupation

Occupation	Number of Person	%
Housewife	82	44,8%
Worker	51	27,9%
Officer	2	1,1%
Self-Employed	23	12,6%
Retired	9	4,9%
Unemployed	16	8,7%
Total	183	100%

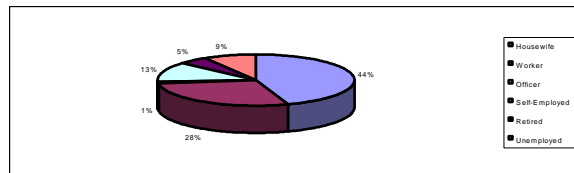


Figure 5.53 Occupation

Table 5.12 Income

Income	Number of Person	%
No Income	2	2,0%
62-124 USD	12	12,0%
124-186 USD	4	4,0%
186-326 USD	30	30,0%
326-613 USD	16	16,0%
613USD<	4	4,0%
No Answer	32	32,0%
Total	100	100,0%

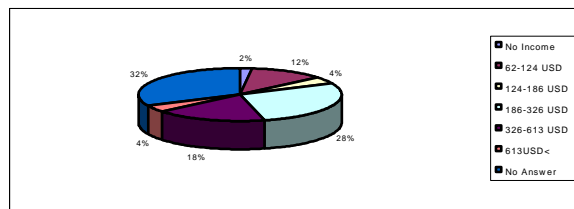


Figure 5.54 Income

Table 5.13 Vehicle Ownership

Vehicle Ownership	Number of Person	%
Have Car	14	14,0%
Have Not Car	86	86,0%
Total	100	100,0%

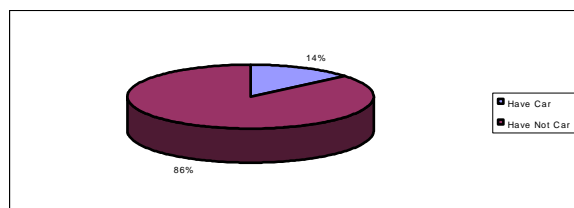


Figure 5.55 Vehicle Ownership

Vehicle Ownership

Car ownership is one of the indicators of economic condition of families. The percentage of families owning a car in Ayvansaray is 14.0%. It is stated that the most used mass transport vehicle is dolmuş.

Ownership of the Property

Among 100 families that are surveyed, it was seen that the majority of the residents are tenants with a percentage of 60%. Also, there are 8 families that are living free of charge. These are generally the ones living in informal settings contiguous to Land Walls.

Period of Residence

The survey reveals that although there is an important portion of families living in the home for a period of less than 5 years (30%), the percentage of residence is rather longer than other settlements in Historical Peninsula. 34% of families have lived in the house for 11-20 years, 12% of them for 21-30 years, 12% for longer than 31 years. This is a confusing result when it is thought that Ayvansaray-like settlements are generally invaded for temporary periods and again gives a reason to consider planning solutions for original settlers.

House Satisfaction

In the planning area, 48% of the families do not satisfy with their houses. The most common reasons for desire to move to a different house are lack of toilets or even kitchens, lack of electricity, water or natural gas.



Figure 5.56 Ayvansaray District (Günay, 2003)

Table 5.14 Ownership of the Property

Property	Number of Person	%
Ownership	32	32,0%
Tenant	60	60,0%
Free of Charge	8	8,0%
Total	100	100,0%

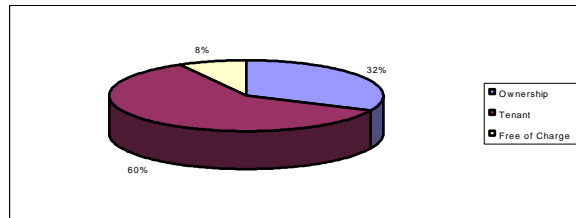


Figure 5.57 Ownership of the Property

Table 5.15 Period of Residence

Life Time	Number of Person	%
1 - 5 years	30	30,0%
6 - 10 years	12	12,0%
11 - 20 years	34	34,0%
21 - 30 years	12	12,0%
31 +	12	12,0%
Total	100	100,0%

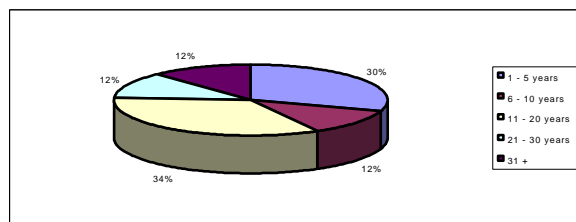


Figure 5.58 Period of Residence

Table 5.16 House Satisfaction

House Satisfaction	Number of Person	%
Yes	42	42,0%
No	48	48,0%
Total	100	100,0%

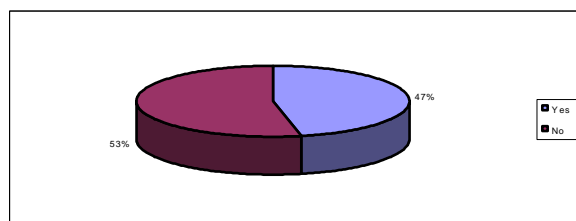


Figure 5.59 House Satisfaction

The result of the survey of relatives shows a similar case with total Historical Peninsula. The people came to Istanbul with migration flows first settle to the areas where their relatives are living and they form communes in metropolitan city. As a measure of social communication levels, the families have relatives in Ayvansaray constitute 78% of the total.

The survey brought out that the residents of the district have very developed interactive relationships with their neighbors with a percentage of 76%. The lack of close relationships is due to the fact that Ayvansaray has diverse social groups very different from each other, also spatially separated. These are generally the gypsies, the ones living nearly 20-30 years and the new comers.

Ayvansaray district offers not so many opportunities for outdoor facilities. The ones say that there are common places for gatherings constitute 44% of the total, and mainly show their houses as examples. As reported in the survey, the lack is due to open spaces, health centers and cultural facilities facilities.



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Table 5.17 Other Relatives Living in Ayvansaray

Have Relatives in Ayvansaray	Number of Person	%
Yes, Have	78	78,0%
No, Haven't	22	22,0%
Total	100	100,0%

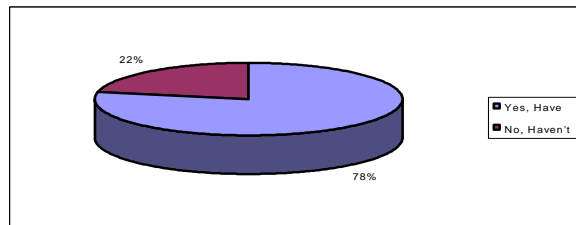


Figure 5.61 Other Relatives Living in Ayvansaray

Table 5.18 Interactive Relationships with Neighbors

Interactive Neighbors	Number of Person	%
Yes, Have	76	76,0%
No, Haven't	24	24,0%
Total	100	100,0%

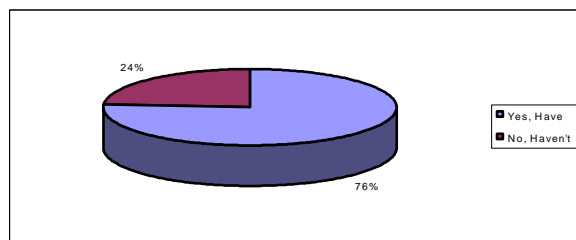


Figure 5.62 Interactive Relationships with Neighbors

Table 5.19 Common Places for Neighborhood Gathering

Common Places	Number of Person	%
Yes, Exist	44	44,0%
No, Not Exist	56	56,0%
Total	100	100,0%

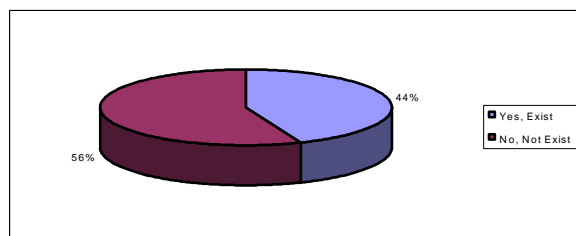


Figure 5.63 Common Places for Neighborhood Gathering

Desire to Take a Role in Neighborhood Beautification Efforts

56% of the families desire to take a role in neighborhood beautification efforts in Ayvansaray. But, willingness of participation is only in the way of taking a role in an organization, instead they do not want to take part with their neighbors generally. This is again the fact of diverse socio-cultural groups or lack of trust. Table 5.20

Satisfaction With Municipal Services

56% of families living in the district are satisfied by municipal services. To consider the municipality daily services, the satisfaction changes region to region. The majority complain about garbage problem in the area.

Understanding the Meaning of Conservation Area

A common problem in all historic areas of Istanbul is lack of understanding the meaning of conservation area and conservation issues. This is the same in Ayvansaray. Only 16% of the families stated that they have a regular understanding.



Figure 5.64 An Example from the Informal Housing on Walls (Günay, 2003)

Table 5.20 Desire to Take a Role in Neighborhood Beautification Efforts

Willingness to Take a Role	Number of Person	%
Yes, Want	56	56,0%
No, Don't Want	44	44,0%
Total	100	100,0%

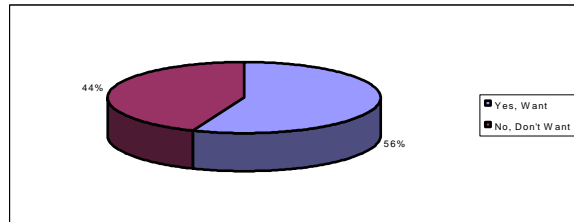


Figure 5.65 Desire to Take a Role in Neighborhood Beautification Efforts

Table 5.21 Satisfaction with Municipal Services

Satisfaction with Municipal Services	Number of Person	%
Yes, Satisfied	56	56,0%
No, Not Satisfied	44	44,0%
Total	100	100,0%

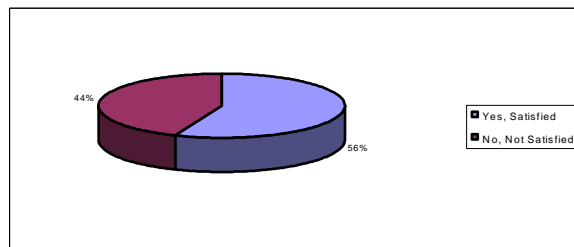


Figure 5.66 Satisfaction with Municipal Services

Table 5.22 Understanding the Meaning of Conservation Area

Meaning of Conservation Area	Number of Person	%
Yes, Known	16	16,0%
No, Not Known	84	84,0%
Total	100	100,0%

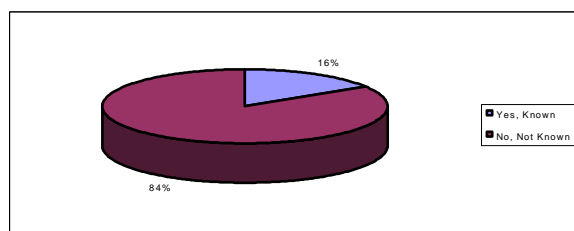


Figure 5.67 Understanding the Meaning of Conservation Area

User Perception of Urban Conservation

The families, although they do not know the understanding of urban conservation stated that it is important with a percentage of 86%. This result actually stems from the fact that there is a margin of error. The inhabitants consider their possessions or security issues when it is asked that if their house worth to conserve.

Table 5.23 User Perception of Urban Conservation

Perception of Urban Conservation	Number of Person	%
Yes, Important	86	86,0%
No, Not Important	12	12,0%
Total	100	100,0%

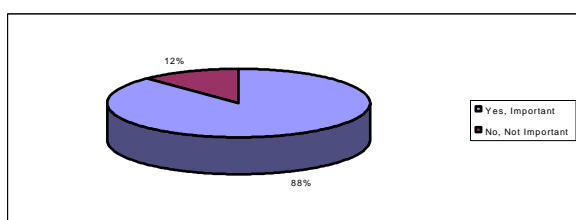


Figure 5.68 User Perception of Urban Conservation

User Perception Regarding the Replacement of the Listed House with a Modern and Multi-Story Building

The question of user perception on replacement of the historic and listed buildings in the district by modern and multi-story structures explains the true understanding of inhabitants on conservation issues. Because although they stated that urban conservation is important in former questions, 60% of families agreed in the beautification by modern structures.

Table 5.24 User Perception Regarding The Replacement of Modern and Multi-Story Building

Multi-Storey Building would Beautify the District	Number of Person	%
Yes, Beautify	60	60,0%
No, Not Beautify	40	40,0%
Total	100	100,0%

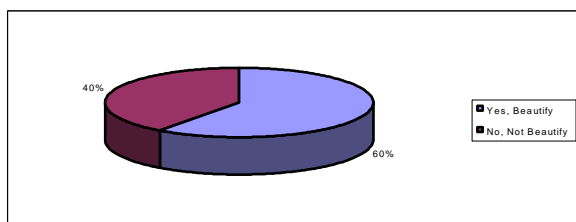


Figure 5.69 User Perception Regarding The Replacement of Modern and Multi-Story Building



Figure 5.70 Examples from Listed Civil Architecture (Günay, 2003)

5.4 Evaluation of Survey and Analysis

In the evaluation process of the project, all the data gathered from the area were reviewed according to the goal and objectives identified and appropriate and contemporary planning strategies in three dimensions of economic, socio-cultural and physical conditions.

Ayvansaray is a special historic urban quarter of Historic Peninsula with its strategic location in between Land Walls and Golden Horn walls, the monumental structures and listed buildings, being worthy of conservation from historic, aesthetic and architectural perspectives and different socio-cultural layout when compared to other settlements in Peninsula.

Ayvansaray is mainly a residential district. Then, 86% of the land is under private ownership, also there is 8% occupied informally free of charge, especially the ones next to the walls. This hardens the public support for the clearance and maintenance of traditional structures, when the low-income level is considered. The lots owned by public are mainly in use for health and administrative purposes. The monumental and religious structures are owned by private foundations or treasury.

The migration flow from undeveloped regions, as so increasing economic pressure, and specifically the aging of timber structures, difficulties in maintenance, lack of modern comforts are the basic reasons lie under the deterioration of listed structures and the will on replacement of them with more modern higher buildings. 35% of the buildings in the area are older than 100 years, 15% are between 70-100 years and 20% are between 50-75 years.

There seen an important decay in the listed structures constituting 4% of total structures, in both civil architecture examples and monumental ones. Most of the listed buildings in a general sense, with a percentage of 6% are in bad condition or totally ruins. There is no considerable amount of unoccupied building stock, all in use.

Besides the physical conditions of buildings, the quality of life is also very low in the area. Due to lack of infrastructure, only 22% of the buildings have sewage system, 23% water supply and 3% natural gas. In addition there is a lack of public space. The majority of the inhabitants have complaints on safety, lack of environmental maintenance and social structure.

Contrary to most of the settlements in Peninsula, Ayvansaray shows a varied character of socio-cultural layout. There are three diverse groups; gypsies living south-east of the area near walls, original settlers in northern older areas and the new residents of extended families coming from underdeveloped regions of Turkey,

especially Black Sea Region with high hopes in finding new jobs and better life conditions. The general characteristic of the new comers is the fact that they settle in such areas for temporary periods. This gives rise to no feeling of belonging, so the decay in surrounding.

The present population constitutes the third wave of inner flow of migration with nearly 40% Istanbul born persons. The education level is very low and most of them work in marginal jobs. The monthly income of residents is 186-326 euros with a percentage of 30%. Also there is a 12% with a monthly income of less than 30 euros (1 TL=1.630.000 euros, June 2003). Unemployment rate is 8.7%. The majority has no car and dependent on insufficient public transportation. Property ownership is surprisingly higher when compared to other historical areas with a percentage of 40%. In addition, the knowledge on cultural heritage or conservation is absent. Inhabitants have either no belief or monetary condition for reuse, maintenance or restoration of the structures and as well as the environment. This gains significance when considering public participation through decision-making and implementation processes of conservation.

The strengths, weaknesses, opportunities and threats in the Case Study area in legislative, socio-cultural, economic and urbanistic aspects, as seen in Table 5.25, can be summarized as follows:

Strengths

- UNESCO World Heritage Center has a pressure on governmental bodies to achieve best practices.
- There is rather high potential of unemployed population ready to work in new developing sectors.
- Closeness to main central business district can be strength in achieving local economic development. The potential for economic activities in terms of touristic, cultural, social and commercial activities can be a force in relation with Eminönü central business district.
- The strategic location of Ayvansaray as being heart of the city and high accessibility factors is a driving force under the future success of the project.
- Key heritage structure: The Land Walls.
- The large number of monumental structures is surely the basic characteristics giving the Ayvansaray and the Peninsula identity.

Weaknesses

- Lack of community support and no feeling for heritage retention and heritage issues are the most important features fronting efficient conservation.
- The education level is very low. Besides, the population has not enough knowledge on conservation sites and meaning of conservation plans.
- There is high unemployment rate within inhabitants. The low income of inhabitants hardens the process of maintaining and restoring heritage.
- On the contrary to districts surrounding central business district, there is a lack of mixed use in terms of economic activities. The residential character of the area makes difficult the process of resource mobilization and attracting investors.
- The migration flow leads to poor living conditions, new structures disharmonious to heritage character and unsafe conditions. Contiguous informal setting on heritage Land Walls especially is the basic problem.
- There is a lack of public open space for recreational purposes and public activities.
- There is a high percentage of decay in physical environment.
- The infrastructure layout (electricity, natural gas, sewage system, water supply) is insufficient, though, the informal use is high.

Opportunities

- Cooperation between Golden Horn Municipalities to study under common visions
- Education and training programmes can be opportunities to increase public awareness, as a complement of NGO studies that aim to provide education and self-being.
- There is a potential of unoccupied or ruined building stock. Reuse of that buildings can lead to socio-economic regeneration. Also, the base of heritage as a marketable commodity in cultural tourism can be an opportunity.

- The monumental structure can be an attractive potential for touristic and cultural activities.
- Openness for flagship projects is a driving force for Ayvansaray.
- There is a growing trend in public private partnerships in heritage conservation and revitalization.

Threats

- The ongoing Historical Peninsula Conservation Development Plan is invisible and untrustworthy for future vision strategies.
- There is a lack of funding mechanism established to support heritage retention.
- High cost of reuse resulting in unviable commercial returns and high maintenance costs of heritage buildings necessitates private investments for building revitalization practices

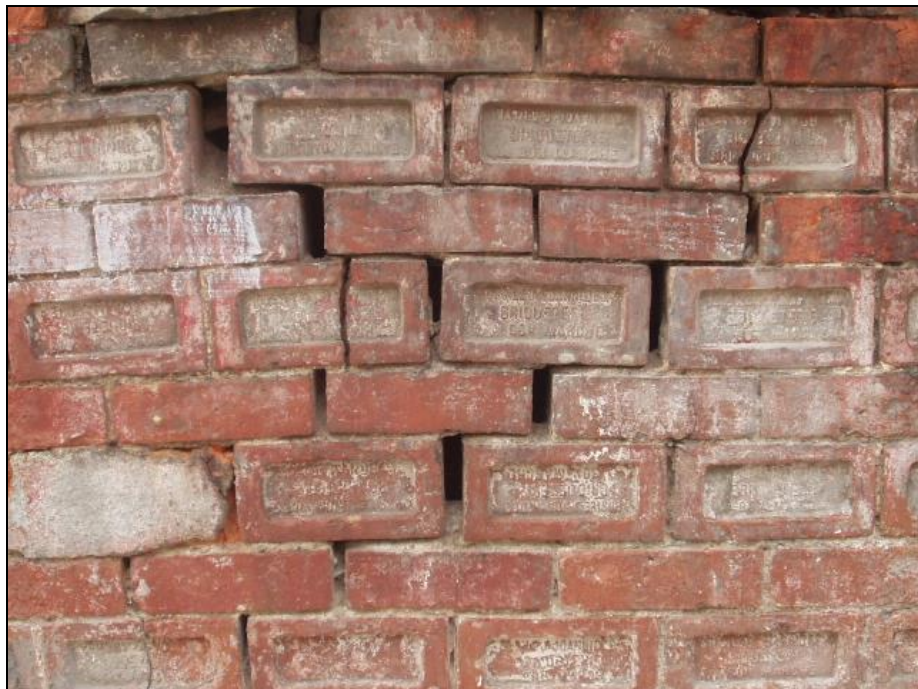


Figure 5.71 A Detail from a Deteriorating Structure in Ayvansaray (Günay, 2003)

Table 5.25 Strengths, Weaknesses, Opportunities and Threats in Ayvansaray

SWOT	LEGISLATIVE ASPECTS	SOCIO-CULTURAL ASPECTS	ECONOMIC ASPECTS	URBANISTIC ASPECTS
STRENGTHS	UNESCO World Heritage Center's Pressure on Governmental Bodies to Achieve Best Practices	Unemployed Population Ready to Work in New Developing Sectors	Closeness to Main Central Business District Potential for Economic Activities in terms of Touristic, Commercial Activities	Accessibility Being heart of the city A large number of monumental structures Key heritage structure: Land Walls
WEAKNESSES	Lack of control mechanisms Untrustworthy Conservation Development Plan of Historical Peninsula Lack of funding established to support heritage retention	Lack of community support and no feeling for heritage retention and heritage issues Lack of knowledge on conservation sites and meaning of conservation plans Low income of inhabitants to maintain heritage Low education level	Lack of market demand Lack of mixed use in terms of economic activities High unemployment level in inhabitants	Change of initial uses Disharmonious new structures and materials Age of buildings Raised floor levels Unsafe conditions Poor living conditions Contiguous informal setting on Land Walls Lack of public space and public activities
OPPORTUNITIES	Cooperation between Golden Horn Municipalities to study under common visions	Education and training opportunities to increase public awareness NGO studies to provide education and self-being	Reuse of buildings Heritage as a marketable commodity in cultural tourism Growing trend in public private partnerships in heritage conservation and revitalization	Open for flagship projects Creating residential opportunities Creation of middle income housing as well as high level population Use of unoccupied land for public activities, green spaces
THREATS	The ongoing Historical Peninsula Conservation Development Plan is invisible and untrustworthy for future vision strategies	High levels of migration from undeveloped regions of Turkey Displacement of existing residents Changing household composition	Lack of private investment	High cost of reuse resulting in unviable commercial returns High maintenance costs of heritage buildings Heritage building demolition Vacant residential land

5.5 Planning Decisions

With the data gathered from the evaluation of both physical and social environments, the planning decisions are grouped under four basic dimensions defining strategies of potential nodal actions to disseminate the impacts throughout the area rather focusing on basic quarters. These are as follows (Figure 5.72):

- Decisions Related to Physical Rehabilitation
- Decisions Related to Functional Regeneration
- Decisions Related to Economic Regeneration
- Decisions Related to Social and Cultural Development

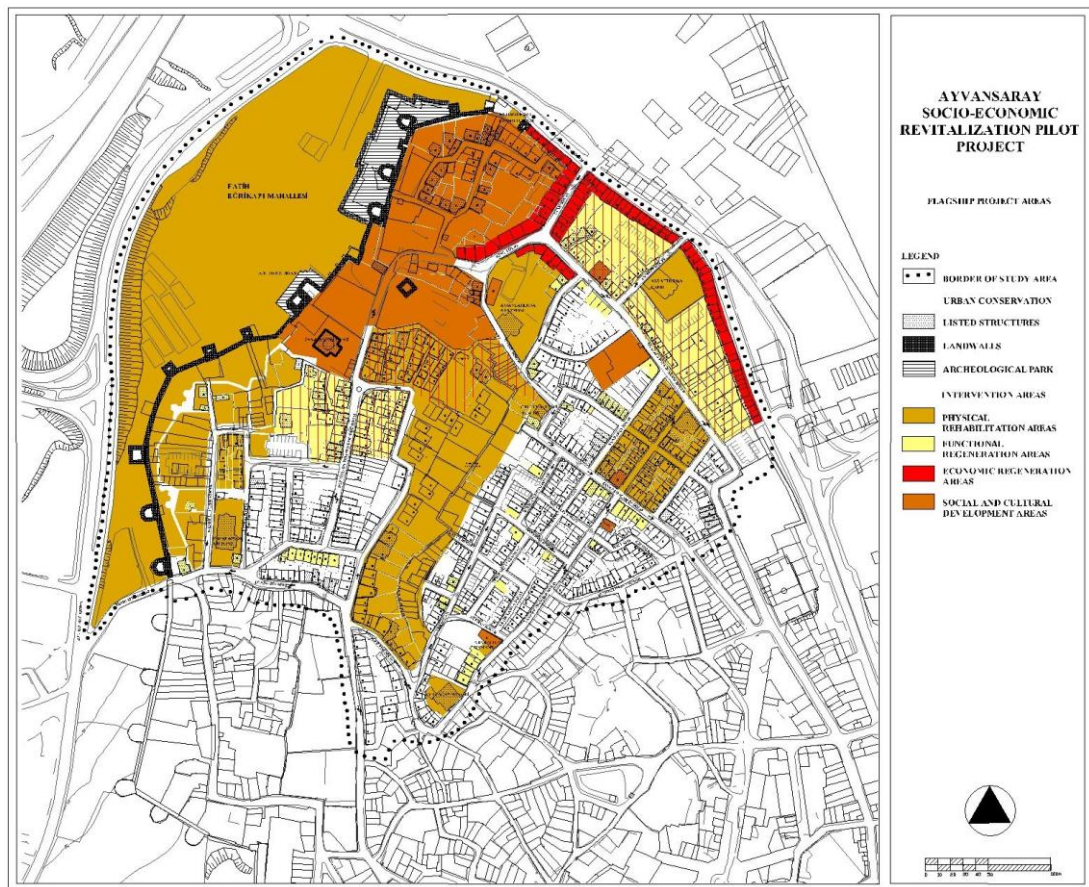


Figure 5.72 Flagship Project Areas

5.5.1 Decisions Related to Physical Rehabilitation

The potential actions for the rehabilitation of built environment, improvement of quality of life and livability of heritage environment can be identified under three headings of urban pattern and infrastructure, land use and building functions, conservation of listed property and other buildings, ensuring the fact that each action is related to Architectural Competition.

To prevent historic urban pattern and infrastructure to be ruined and to eliminate insufficiencies are determined in this stage (Figure 5.73).

- A new transportation network for both vehicular traffic and pedestrian movement is created in the plan to provide efficient distribution of services. Kuyu Street and Sakalar Boulevard are proposed to function as entrance corridors to the area.
- Two-way Kuyu Street is proposed to act as one-way street.
- The open spaces function as pedestrianized distribution nodes for public access.
- To increase the turistic potential of Dungeons of Anemas, the path combining the dungeons and Ivaz Efendi Mosque is designed as pedestrian route.
- A second pedestrian route is proposed for the axe bidding Ali Atik Pasha Mosque and Ayia Vlaherna.
- The project proposes vehicle parking lots at required and convenient locations.
- Recreational areas are proposed within the pedestrian network system. The places gained after the demolishment of the buildings contiguous to Land Walls are designed as parks.
- The existing parking areas are redesigned in order to offer effective use.

The interventions on the purpose of conservation of listed buildings are gathered under two main headings: Any intervention made was to be functional in nature and would conform to the structural characteristics of the building. All listed buildings within the planning area were evaluated individually. For the problem of prevention of decay of listed buildings, the plan suggests different types of interventions (Figure 5.74):

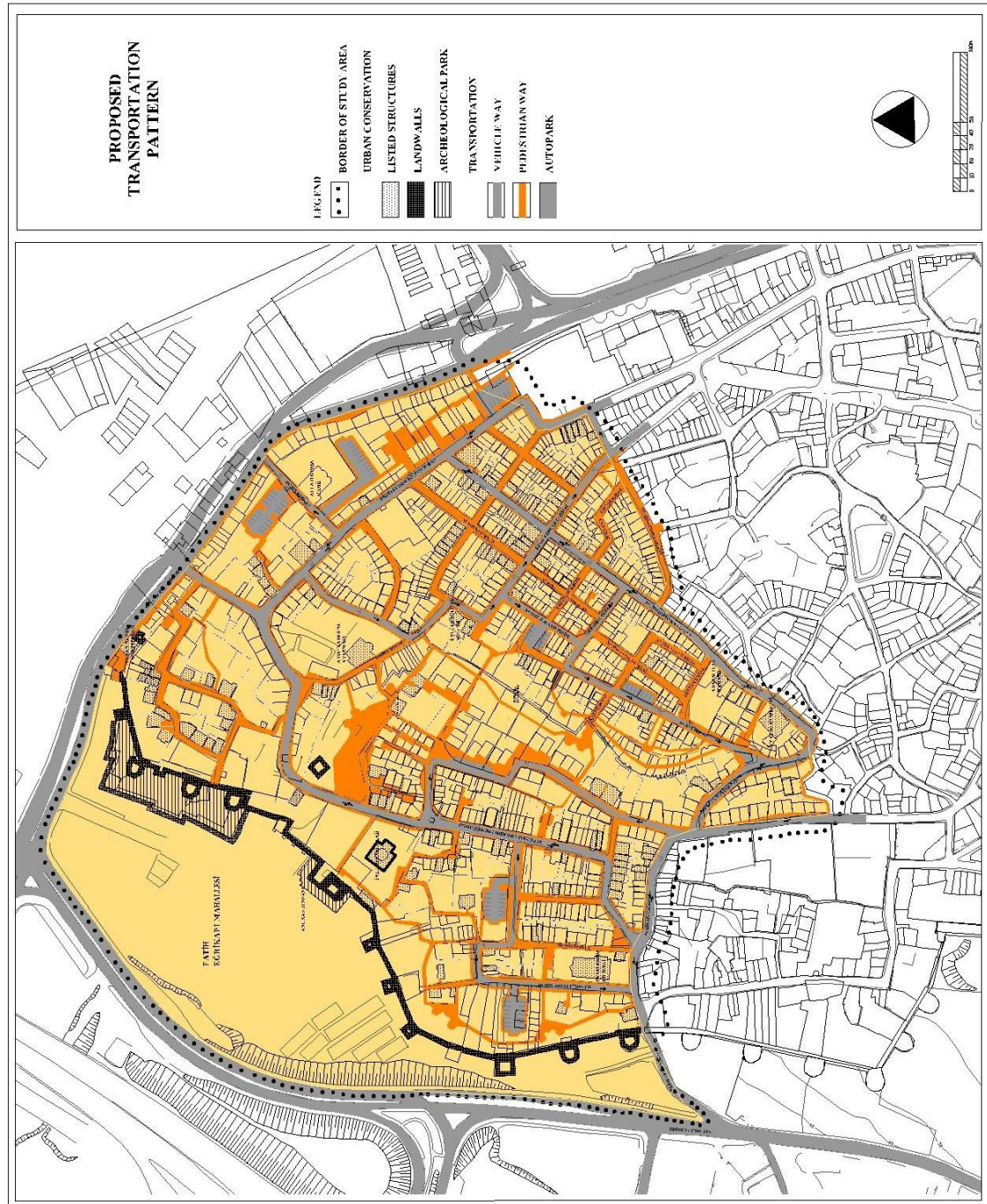


Figure 5.73 Transportation Pattern in Ayvansaray

Buildings that are preserved as they are: preservation

- Buildings that are cleaned: cleaning
- Buildings that are repaired slightly, with maintenance performed: maintenance
- Facades are changed: facade renovation
- Buildings that are reviving the original concept or legibility: restoration
- Buildings that are made structurally sounder: consolidation
- Later additions are removed: liberation
- Lost original parts of building is restored: reintegration
- Buildings are rebuilt to their original state: reconstruction
- Proposing new construction in harmony with environs: new building.

The primary determinant of all these interventions is to protect the basic character of the district and provide continuity both physically and economically, while creating a socially qualified environment for inhabitants. It is proposed to enhance restoration and maintenance of historic buildings that require urgent intervention to protect the physical character of the structures from decaying.

To strengthen the monumental characteristic of the Dungeons, the Land Walls and Ivaz Efendi Mosque is another proposal in the study. The housing areas contiguous to Land Walls, the Dungeons and surrounding the Mosque are proposed to be demolished or in a way harmonized and reintegrated with traditional urban fabric. The cleaned area is supposed to be used as Ayvansaray Park.

5.5.2 Decisions Related to Functional Regeneration

Planning efforts are directed towards the reorganization of the role of Ayvansaray to be in accordance with the traditional urban fabric of the area and to serve in its hinterland. The monumental role of Ayvansaray is surely the most important feature shaping the proposed land use and building functions (Figure 5.75).

- Creating a Cultural Quarter with transformation of houses into semi-open museums next to Land Walls, because of the quarter's prevented historic pattern
- Transformation of functioning of the buildings disharmonious with traditional character is thought to act for accommodation purposes.
- Another focal point of great importance as a welcoming region to the district, the blocks along Ayvansaray Boulevard with disharmonious

building structures and uses. It is proposed to regenerate the area with an 'Architectural Competition' to relate area with the Golden Horn and inner traditional fabric.

- The creation of new economic functioning based on turistic-cultural facilities through Kuyu Street, is proposed to replace the disharmonious functions, especially marginal sector to provide new job opportunities reflecting the potential through the area and to give opportunity to increase the income level of inhabitants.
- Transformation of housing in listed buildings into touristic café functioning on Ivaz Efendi Street, which will act as a service street for the triangle of Dungeons, the mosque and the recreational areas.
- The proposed pedestrian route between Ali Atik Pasha Mosque and Aya Vlaherna is strengthened with touristic-commercial functioning.
- A cultural axis is proposed along Kuyu Street with combining several monumental buildings with touristic-commercial and cultural uses to strengthen the monumental characteristic of the district.
- The land proposed to act as a recreational area along Land walls can be used for several fields. One of them is the creation Museum Park between Dungeons of Anemas and Ivaz Efendi Mosque to create at the same time an economic potential.

5.5.3 Decisions Related to Economic Regeneration

The decisions related to economic regeneration cannot be thought separated from physical and functional transformation actions. The physical interventions on transportation network or on individual buildings, creation of open spaces and transformation of activities are very much related to economic regeneration. The potential actions under economic regeneration, then, can be summarized as follows (Figure 5.75):

- To conduct training in running small business to create an employment potential to work in newly developed fields for the ones who are unemployed. This is provided with the support of Community Centers.
- To provoke training in smaller ages to help better continuity in family-oriented business in proposed training centers.

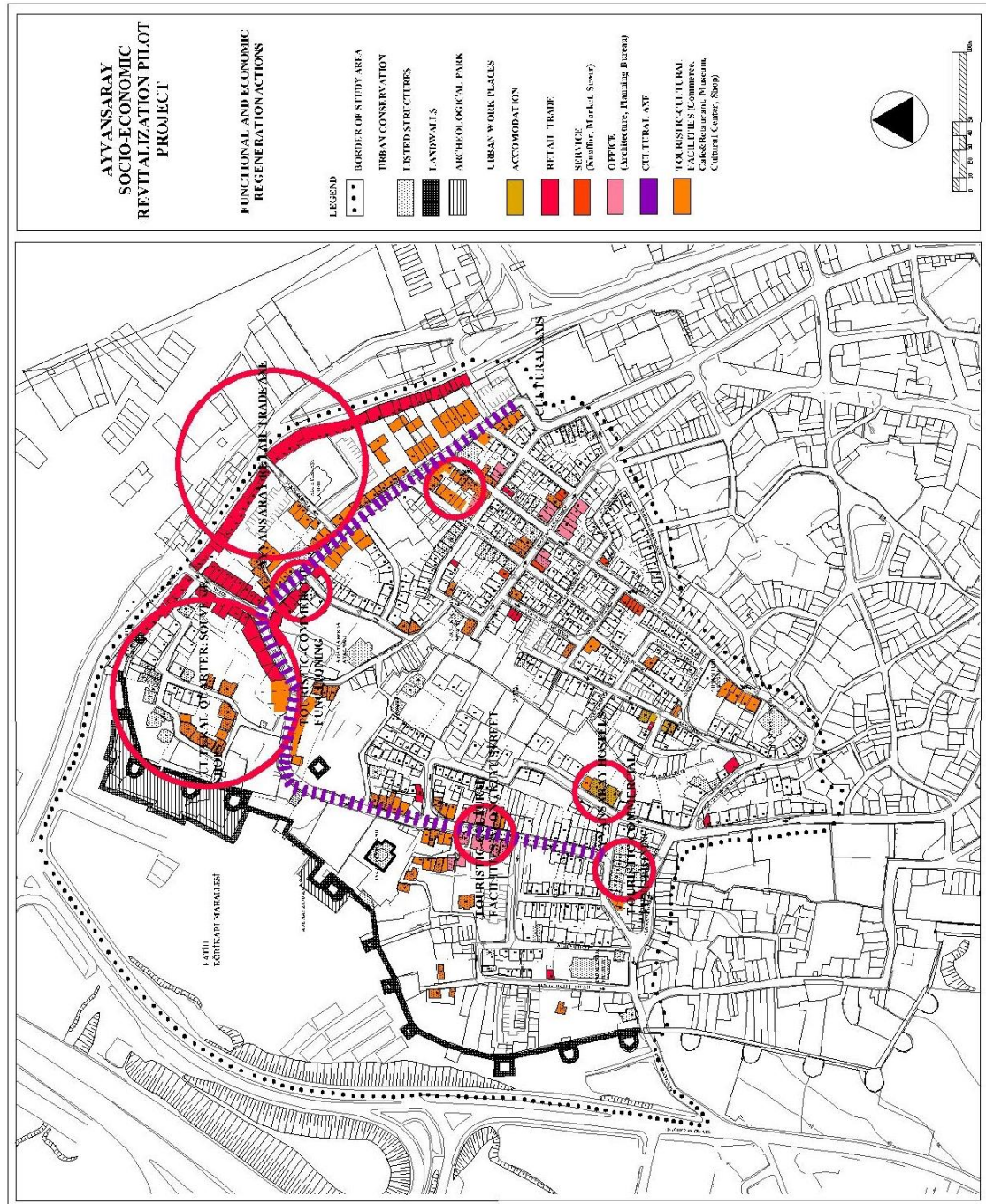


Figure 5.75 Functional and Economic Regeneration Decisions

- The welcoming region to the district along Ayvansaray Boulevard is supposed to be act as Ayvansaray Retail Trade Axe to attract economic life while encouraging local small business to come to the project area

5.5.4 Decisions Related to Social and Cultural Development

As mentioned in the context of study, social and cultural integration especially in historic cores is an important issue that should be paid attention. To enhance the understanding of importance of conservation for protection of cultural heritage by providing development in social structure is the main stage in that strategy that can be done by several ways.

One of them is to create a cultural milieu to make inhabitants learn to use heritage by developments in conservation understanding. Second is to provide education milieu to make them live their cultures with using it in economical senses and actively participate in the process. The potential actions under Social and Cultural Development can be summarized as follows (Figure 5.76):

- To provide efficiency in actions, a Vision Center is proposed to inform inhabitants on ongoing projects. It also acts as a Documentation Center easy to reach for the inhabitants to response their questions.
- Implementation cannot be done unless there is public support. Ayvansaray Case Study brings an approach of emphasizing the conservation process with participation of inhabitants by means of constructing a community center to be informed on the revitalization process.
- Training centers in the type of handicraft courses, women and children support programmes are proposed to raise public awareness and make inhabitants learn the importance of conservation and the process by providing an education milieu.
- Two emphasize the role of original inhabitants of the area in creating identity. There are three cultural groups in the area. These are the gypsies, the new comers and original settlers. Instead of gentrification efforts, this specific neighborhood can be prevented from changing social layout but with necessary education programmes to use their potentials.

- The old Factory of Tahini is transformed into a cultural center to educate inhabitants on conservation and informed them on the history of Istanbul and especially Historical Peninsula of Istanbul. It is at the same time thought to act as an exhibition and convention center.
- Social and cultural life of Ayvansaray with respect to the developments along Golden Horn are supported by museums allocated in listed civil architecture examples and monumental structures.
- The proposed Museum Park is also important for emphasizing the role of cultural heritage through social and cultural development.
- To create a persuasion/negotiation basis with full participation of competent institutions, local business and inhabitants. This is a part of 'Local Cultural Events Programme'.
- To initiate regular communication between all actors to avoid duplication of activities and resource conflicts. Producing a local newspaper, communication events, historical and cultural attractions can be a tool for effective communication

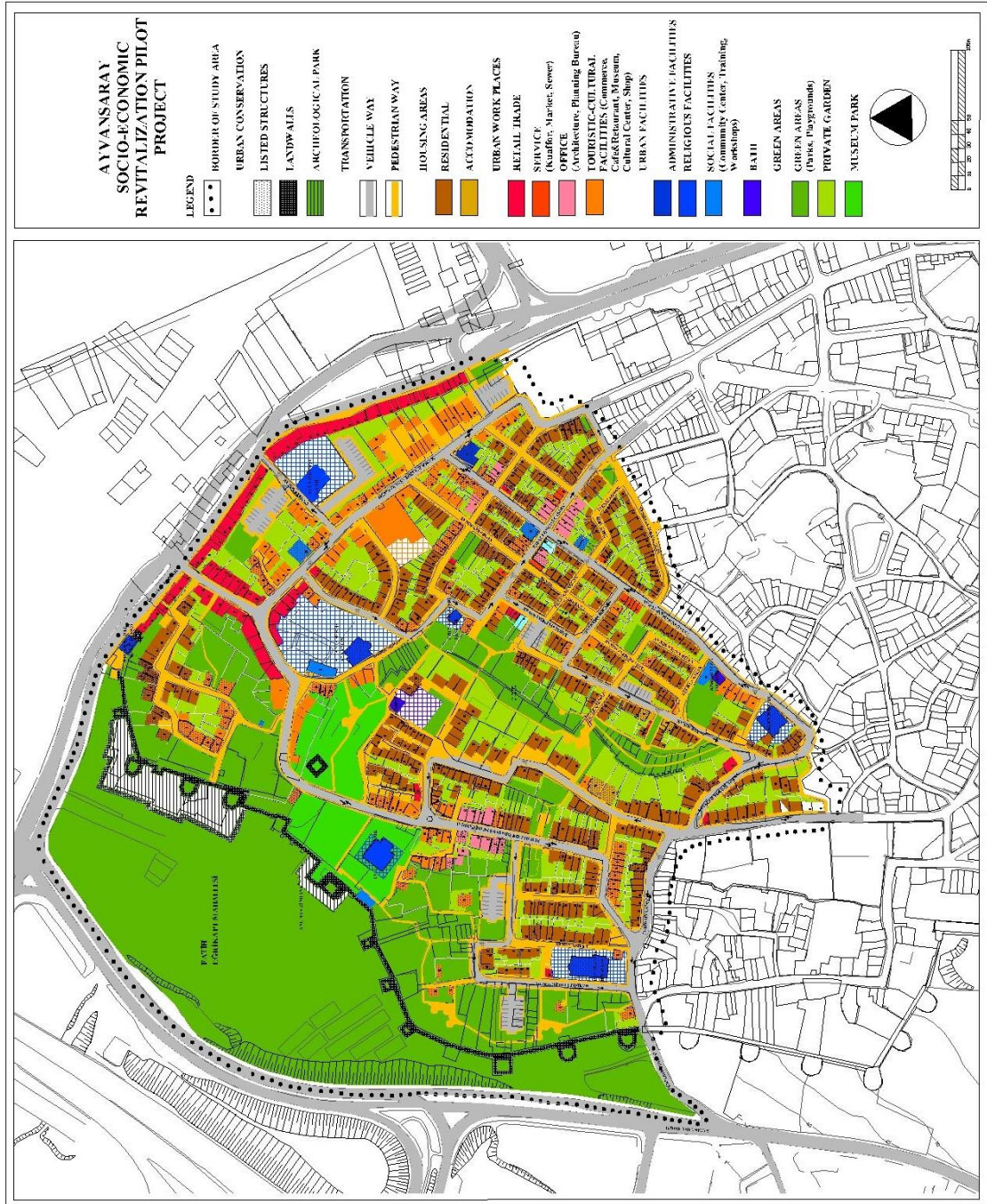


Figure 5.77 Future of Ayvansaray with the Determination of Proposed Actions

5.6 Implementation and Financial Management: Ayvansaray Model

To provide a management process defining a cooperated participation between administrative units in plan-making and implementation processes is determined in Ayvansaray Case Study (Figure 5.79).

The existing Conservation Plan implementation process in Turkey of Istanbul level indicates that the basic problem is in the implementation stage, where there is no legitimacy among actors. Several organs can make plans with or without conjunction in planning efforts. The actors having the role of plan-preparation are Greater Istanbul Municipality Sub Directorates (Planning and Development Directorate, Historic Environment Protection Directorate, Istanbul Urban Atelier, Urban Design Directorate of several presidencies). Moreover, there exist different departments in one directorate to work on same issues.

It is obvious that before the plan-implementation stage, in plan-making stage the necessary institutional arrangements should be considered to collect competencies in certain organs with strong horizontal coordination, besides inter-departmental vertical relations.

The focus of Ayvansaray Model (Figure 5.78), in fact, is the issue of creating a sub-layer to resolve, resulting from the lack of coordination between plan-making and implementation phases.

The phases in implementation and financial management process up to Ayvansaray Model can be identified in 6 headings to ensure good governance criteria. These are:

- Development of policies with legal instruments
- Development of city vision, with specific goal and objectives on the way to promote development strategies
- Selection of flagship areas in accordance to strategies and building consensus with analyses and surveys
- Preparation of flagship projects with cooperated project groups
- Implementation
- Evaluation and Monitoring

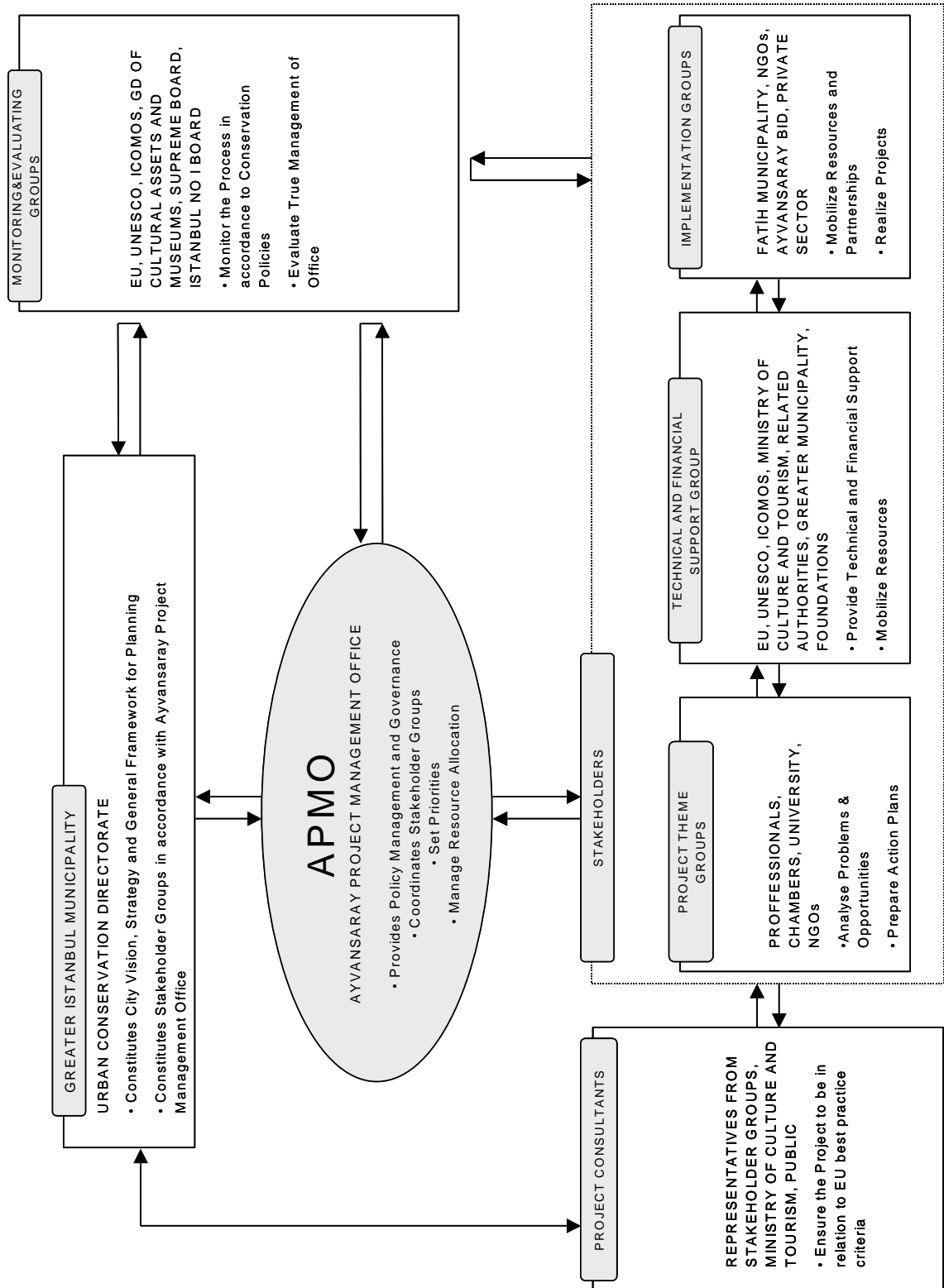


Figure 5.78 Managing Ayvansaray Case Study

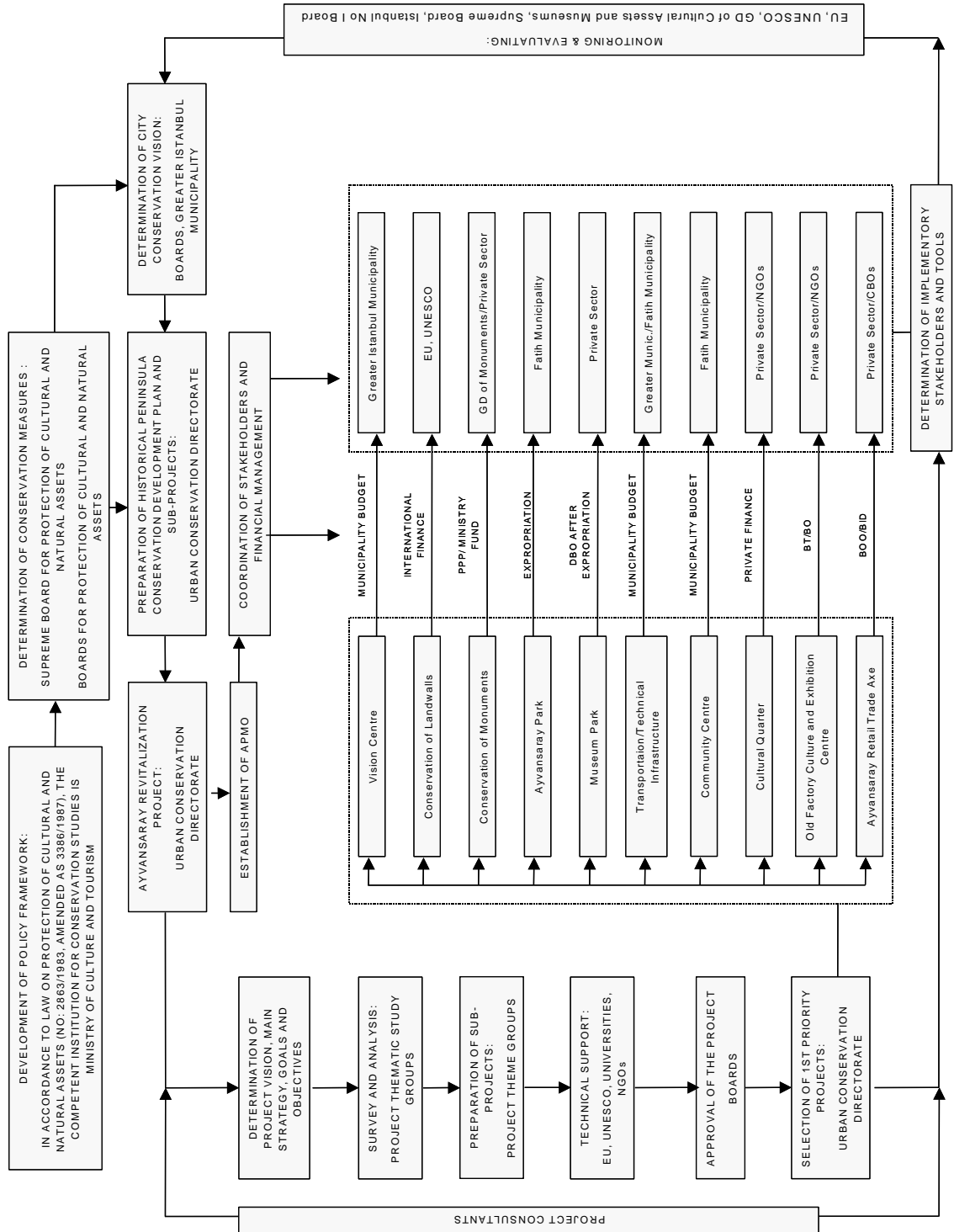


Figure 5.79 Ayyansaray Case Study Planning and Implementation Scheme

5.6.1 Competent Institutions and Stakeholders

Ayvansaray Model introduces five groups of actors in implementation and financial management scheme. These are:

- Ayvansaray Project Management Office (APMO)
- Monitoring and Evaluating Group
- Greater Istanbul Municipality
- Project Consultants
- Stakeholder Groups

5.6.1.1 Ayvansaray Project Management Office (APMO)

Ayvansaray Model provides legitimacy among actors as the basic feature in effective conservation policies. This is the creation of APMO (Ayvansaray Project Management Office),

- To deal with the true functioning of the whole management scheme and operating financial resources
- To provide coordination among competent stakeholders in the project process.
- To promote the conservation and development of Ayvansaray, together with its historic hinterland.
- To promote interest among the residents in the preservation of buildings, monuments and other properties and to educate residents.
- To provide access to and facilities for the enjoyment of the center.
- To promote general welfare of the residents.

5.6.1.2 Monitoring and Evaluating Group

The most important unit in implementation and financial management is the Monitoring and Evaluation Group. The group consists of EU, UNESCO (United Nations Education, Science and Culture Organization), and ICOMOS (International Council on Monuments and Sites) at international level. They are supposed to monitor and evaluate the project process in order to ensure that European standards and UNESCO World Heritage Center Criteria are realized for conservation and revitalization of heritage. Ministry of Culture and Tourism, Supreme Boards and especially the Boards are the fully responsible authorities in national level to ensure the true functioning of conservation laws in implementation and plan-preparation phases. Board is the only responsible organ for approval of

plans and projects that ensures the effective monitoring of plan-preparation and implementation phases.

Besides Monitoring and Evaluation Group, under the managerial role of APMO, the competencies are shared among three units. These are the Greater Istanbul Municipality, project consultants and stakeholder groups for plan-preparation, implementation and technical and financial support.

5.6.1.3 Greater Istanbul Municipality

Greater Istanbul Municipality owns the responsibility of plan making in Historical Peninsula after the common agreement of Peninsula District Municipalities. However, as mentioned above, the existing organizational chart should be improved to gather the directorates having a role in plan-making process under one unit, Presidency of Planning and Development in development of city vision. It is also responsible for the future population/density decisions with respect to upper scale plans. According to the Ayvansaray Model, the only competent institution in plan making in historic areas of Istanbul is the Urban Conservation Directorate that develops strategies under the Presidency of Planning and Development.

Fatih Municipality, on the other hand, can improve transportation pattern and infrastructure, as it is a subject of all districts. It can also support revitalization process with provision of technical (health, education) social, cultural and economic activities, coordinating with Greater Istanbul Municipality. However, the most important duty of Municipality is the land arrangement with Expropriation for private intervention (Ayvansaray Park).

5.6.1.4 Project Consultants

Project Consultants contributing in evaluation and decision-making processes. Consultative bodies ensure the effective and efficient continuity of the study between diverse groups and organizations mentioned above, community, tourism interests, arts, cultural interests, business and trade groups. The consultant bodies are as follows:

- A representative of central authority, Ministry of Culture and Tourism,
- A representative of local authority, Greater Municipality of Istanbul, Fatih Municipality; University,
- NGOs and CBOs,
- UNESCO World Heritage Center in international level.
- Public (Residents, Shop Owners)

5.6.1.5 Stakeholder Groups

There are three groups of stakeholders in project preparation and implementation phases. These are:

- Project Theme Group
- Technical and Financial Support Group
- Implementation Group

The preparation of flagship projects are shared between project theme groups of Urban Conservation Directorate to ease the preparatory process with contribution of universities, NGOs and somewhat public.

According to the scheme a Project Team runs each sub-project ensuring high cooperation. Sub-project groups are established under the themes of physical, socio-cultural and economic dimensions.

- Physical dimension project team comprises the areas of urban planning, architecture, restoration, archaeology in relation to social development of inhabitants, reconstruction activities, engineering, transportation, road improvements and pedestrianization, landscape design in relation to restoration and maintenance of structures, improvements in street furniture.
- Socio-cultural dimension project team comprises that of sociology and urban sociology, psychology, history of architecture.
- Economic dimension team comprises that of urban economy, real estate, economy, accountancy in relation to use of cultural heritage as an economic factor and functional regeneration.

Technical and Financial Support Group includes the competent bodies of EU, UNESCO, ICOMOS, Ministry of Culture and Tourism and its related authorities, Greater Istanbul Municipality and Foundations. They do not form the actual implementary bodies, however, they support the flagship projects in necessary conditions both financially and technically.

Implementation Group forms the real implementary bodies of stationary costs of the project. It consists of Fatih Municipality, private sector (individuals or firms), NGOs and CBOs as Ayvansaray Business Improvement District.

Because the allocation of resources for the realization of the project builds the major objective of the case study, the contribution of the stakeholder groups are described in detail in implementation tools.

5.6.2 Implementation Tools

To maintain financial support for the implementation is surely the most important problems the conservation studies face. The necessary objectives, which must be paid attention, then are; to develop sponsorship mechanism in order to rehabilitate governmental resources and to expand the contribution of private initiatives to a point to cover all cultural property.

The study looks for the consistent and appropriate solutions to ease the difficulties run by the scarce resources, involving partnerships of public and private bodies, including local and central government, as well as private enterprises. Because of its global role, the project will be handled in the contribution of national and especially of international partners. Below, potential actions for resource mobilization are stated. The stakeholders, their roles in Socio-Economic Revitalization of Ayvansaray Flagship Projects and the implementing tools in relation to planning decisions are given in detail in Table 5.26.

Financial aid from the Ministry of Culture and Tourism and foundations is ensured by the fact that only if the proposed project on a land is on their ownership. This support can be in a way such as tax relief and subsidies on touristic activities. Local bodies of Greater Istanbul Municipality and Fatih Municipality help to restore historic buildings and provide consultancy to maintain a Vision Center and Community Center.

The district has to be successful in leveraging private sector investment. The Financial support from private entrepreneurs can be maintained in restoration of housing areas near Land Walls and transformation of economic activities as so in Kuyu Street. Private sector can also help in training facilities to educate inhabitants to work in newly developed business sectors. Establishment of an investment budget with possible public private partnership arrangements for urban revitalization also can provide a means of contracting tendencies of centralization and fragmentation by building up the capacity for territorial integration. Private sector can foster conservation of monuments with foundations.

Local governments have a special role at that point in utilizing rehabilitation and local economic development by management contracts or BOT, DBFO, BOOT (Build-Operate-Transfer, Design-Build-Finance-Transfer, Build-Own-Operate-Transfer) mechanisms. Most importantly, the necessary framework for direct state intervention by tax relieves, grants and loans should be put into practice. This way of intervention is used in the project areas that should be nationalized for private support (Museum Park, Cultural Quarter, Retail Axe, Culture and Exhibition Centre).

Table 5.26 Stakeholders, Their Roles and Implementing Tools

LEVEL		STAKEHOLDER	ROLE	IMPLEMENTING TOOL	
INTERNATIONAL LEVEL		World Bank UNESCO European Union	Conservation Of Land Walls	International Grants	
			Cultural Quarter	International Grants	
			Old Factory Culture and Exhibition Centre	International Grants	
NATIONAL LEVEL	Central Government	Ministry of Culture and Tourism	Conservation Of Land Walls	Ministry Fund	
				Ministry Fund	
			Cultural Quarter	Ministry Fund	
		Related Other Authorities	Conservation Of Land Walls	Intergovernmental Grants	
		General Directorate of Cultural Assets and Museums	Control, Coordination among Ministry and Boards		
		Supreme Board	Control, Coordination among Boards and General Directorate		
		Istanbul No 1 Board	Monitor, Approve Plans		
	Local Government	Greater Istanbul Municipality	Population And Density Decisions	Municipality Capacity	
			Technical Infrastructure (Health, Education)	Municipality Budget	
		Urban Conservation Directorate	Develop Strategies	Municipal Budget	
		APMO	Project Management		
		Fatih Municipality	Conservation Of Listed Property (Publicly Owned)	DBFO/BOOT	
			Transportation And Infrastructure	Municipality Budget (İGDAŞ, İSKİ)	
			Socio-Cultural Activities	Auto park Revenues For Provision Of Socio-Cultural Activities	
			Transformation Of Informal Setting Along Land Walls To Park	Expropriation	
			Vision Centre	Municipality Budget	
			Community Centre	Municipality Budget	
			Technical Infrastructure (Health, Education)	Municipality Budget	
		Community	University	Conservation Of Land Walls	Technical Support With Broad Cooperation
			NGOs	Socio-Cultural Activities	Private Support
	Cultural Quarter			Private Support	
	Promoting Public Awareness			Private Support	
	Cultural Quarter			Sponsorships	
	Private Sector		Museum Park	DBO after Expropriation	
			Ayvansaray Boulevard Retail Axe	BOO	
			Cultural-Touristic Activities along Kuyu Street	BOO	
Socio-Cultural Activities			Seminars, Panels		
Conservation Of Monuments			Project Contracting		
Cultural Quarter			Sponsorship of Large Firms		
Conservation of Listed Property (Privately Owned)			DBFO/BOOT		
Old Factory Culture and Exhibition Centre			BO		
Foundations			Monuments under Foundation Ownership	Foundation Grants	
CBOs	Ayvansaray Boulevard Retail Axe		Business Improvement District		
	Community Centre		City Improvement District		
Residents	Public Awareness				

Considering the concentration of monumental structures, Foundations can foster financial aid for implementation phases. These include the monuments under foundation ownership as Ivaz Efendi Mosque, Atik Mustafa Pasha Mosque, tombs and baths. Apart from their technical support responsibility, NGOs can contribute in financial management of the project in conservation of building blocks or individual buildings as in Cultural Quarter.

Creation of a Business Improvement District (BID) with the contribution of shop owners along Ayvansaray Boulevard can foster Retail Trade Axe and also with the support of private sector. Ayvansaray BID is established by groups of local business and property owners along Ayvansaray Boulevard to create a fund to be invested in local improvements and services. This support can be in the type of maintenance of street furniture or just security issues. Local government is responsible to support BID within planned programmes. The assessment for interventions is collected by the Fatih Municipality as taxes. That amount is returned to BID management for the allocation in necessary options.

A self-processed funding scheme under the managerial role of APMO is also required in between national and international partners of public and private sectors to fill the capital pool. European Union, World Bank and UNESCO are the main international supporting organizations in the technical and financial management scheme. These grants should especially used in conservation of Land Walls, Monuments and listed building blocks.

Another important component of the project is the community. It is known that public participation has a major role for continuity in revitalization efforts. However, again the legitimacy should be framed. It is worthwhile that Universities' and NGOs' participation in management process to represent community. In Ayvansaray case, it is not a good approach to provide full participation of public in evaluation and decision-making processes, then their contribution to the process is supported by 'public awareness' responsibility in creating knowledge exchange with managerial departments.

5.6.3 Prioritization of Ayvansaray Project: Task and Duration

Definition of potential actions within strategies of specific level of resources and time periods is an important step for effective implementation phase of the project. Time periods for realization of strategies differ in the sense of weight of essential actions, socio-economic layout and political will. Ayvansaray project, in that sense, is realized in four stages within five years (Figure 5.80, Figure 5.81).

The first priority actions are a combination of physical and socio-cultural development actions. The time period given for these actions is a one-year period, starting by 2005 when the plan-making process will end. These include the establishment of Vision Center and Community Center and the provision of necessary transportation and technical infrastructure layouts. These also include the creation of Ayvansaray Park after cleaning of the land from informal housing.

The second priority actions focus on conservation of listed civil architecture examples, monuments and Land Walls to create an attractive heritage environment for further investments. These are medium-term strategies of four years, starting from 2006 till 2010. The actions will take place a year after the realization of first priority actions.

The third priority actions provide nodes of attractions as Culture and Exhibition Centre and Museum Park. The time frame given for these actions are two-year periods between 2007-2009.

The fourth priority actions are the economic and functional regeneration actions as Ayvansaray Retail Trade Axe. It is supposed to take place between 2008 and 2010.

PROPOSED PLANNING DECISIONS		TIME FRAME				
		2005-2006	2006-2007	2007-2008	2008-2009	2009-2010
SHORT-TERM INTERVENTIONS	VISION CENTRE					
	COMMUNITY CENTRE					
	TRANSPORTATION/TECHNICAL INFRASTRUCTURE					
	AYVANSARAY PARK					
	CULTURAL QUARTER					
LONG-TERM INTERVENTIONS	CONSERVATION OF LAND WALLS					
	CONSERVATION OF MONUMENTS					
	MUSEUM PARK					
	CULTURE AND EXHIBITION CENTRE					
	AYVANSARAY RETAIL TRADE AXE					

Figure 5.80 Tasks and Duration for Proposed Planning Decisions

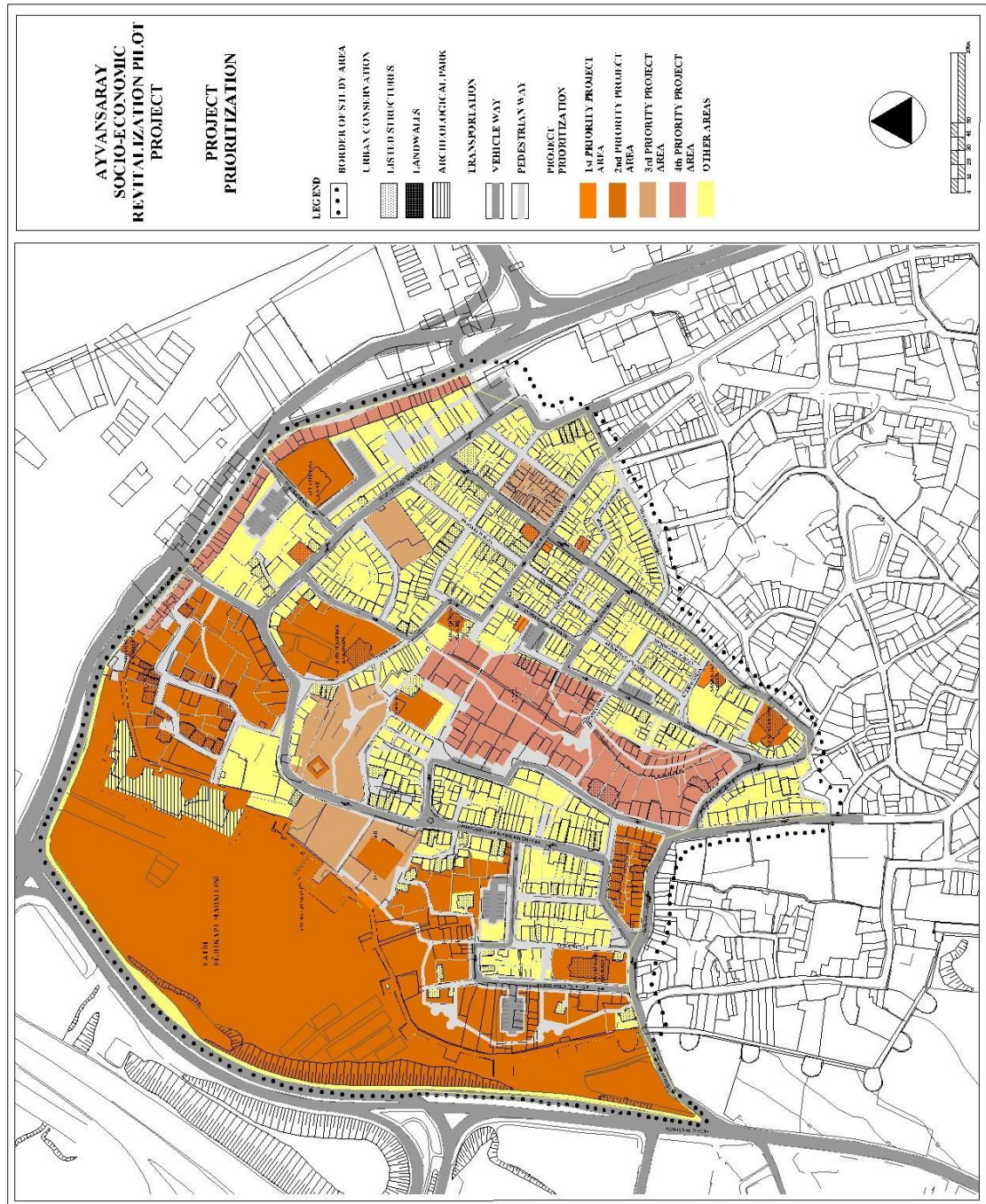


Figure 5.81 Ayvansaray Case Study Prioritization Scheme

5.7 Evaluation of Ayvansaray Case Study

This is an integrated conservation case study that conserves and evaluates the functionality in accordance with the whole urban fabric while not destroying the essence of the character, but putting new socio-economic revitalization approaches under the understanding of good governance.

Ayvansaray is an important part of city of Istanbul of the industrial, commercial, cultural and educational heart of Turkey with a significant cultural heritage of historic, cultural and monumental values that are included in UNESCO World Heritage List in 1985.

This rapid population growth by the migration flows from undeveloped regions of Turkey with the increasing industrialization create new spatial as well as socio-economic layout. Ayvansaray is one of these places. Despite its rich historical layout, it is facing a problem of decay. Thus, the basic problem which necessitates an action plan, is the fact of 'Social and Economic Exclusion of the District from Active City Life' besides the physical decay in built environment.

For an integrated point of view, the strategic goals are developed considering four dimensions of urban revitalization because of the fact that only emphasizing physical interventions cannot bring positive impacts in the long-run. These goals are effective management and revitalization, physical rehabilitation, economic regeneration and social and cultural development.

The strategic goals defined above are detailed with specific strategic objectives to act. These are functional qualification, optimal communications, social and cultural integration, a positive environment for the architectural and urban quality, optimum cost and economic support, flexibility and applicability and urban governance under the circumstances of smart criteria of strategic action planning.

With the data gathered from the evaluation of both physical and social environments, the planning decisions are grouped under three basic dimensions defining strategies of potential nodal actions to disseminate the impacts throughout the area rather focusing on basic quarters. These are grouped as decisions related to physical rehabilitation, decisions related to economic regeneration and decisions related to social and cultural development.

The potential actions for the rehabilitation of built environment, improvement of quality of life and livability of heritage environment can be identified under three headings of urban pattern and infrastructure, land use and building functions,

conservation of listed property and other buildings, ensuring the fact that each action is related to Architectural Competition.

To prevent historic urban pattern and infrastructure to be ruined and to eliminate insufficiencies are determined in this stage. Planning efforts are directed towards the reorganization of the role of Ayvansaray to be in accordance with the traditional urban fabric of the area and to serve in its hinterland. The monumental role of Ayvansaray is surely the most important feature shaping the proposed land use and building functions.

The interventions on the purpose of conservation of listed buildings are gathered under two main headings: Any intervention made was to be functional in nature and would conform to the structural characteristics of the building. All listed buildings within the planning area were evaluated individually. For the problem of prevention of decay of listed buildings, the plan suggests different types of interventions as preservation, maintenance, restoration or demolition. The primary determinant of all these interventions is to protect the basic character of the district and provide continuity both physically and economically, while creating a socially qualified environment for inhabitants.

The decisions related to economic regeneration cannot be thought separated from physical actions. The physical interventions on transportation network or on individual buildings, creation of open spaces and transformation of activities are very much related to economic regeneration. As mentioned in the context of study, social and cultural integration especially in historic cores is an important issue that should be paid attention.

To enhance the understanding of importance of conservation for protection of cultural heritage by providing development in social structure is the main stage in that strategy that can be done by several ways. One of them is to create a cultural milieu to make inhabitants learn to use heritage by developments in conservation understanding. Second is to provide an education milieu to make them live their cultures with using it in economical senses and actively participate in the process.

To provide a management process defining a cooperated participation between administrative units in plan-making and implementation processes is determined in Ayvansaray Case Study.

The existing Conservation Plan implementation process in Turkey of Istanbul level indicates that the basic problem is in the implementation stage, where there is no legitimacy among actors. It is obvious that before the plan-implementation stage, in

plan-making stage the necessary institutional arrangements should be considered to collect competencies in certain organs with strong horizontal coordination.

The focus of Ayvansaray Model, in fact, is the issue of creating a sub-layer to resolve resulting from the lack of coordination between plan-making and implementation phases. This is the creation of APMO (Ayvansaray Project Management Office).

To maintain financial support for the implementation is surely the most important problems the conservation studies face. The study looks for the consistent and appropriate solutions to ease the difficulties run by the scarce resources, involving partnerships of public and private bodies, including local and central government, as well as private enterprises. Because of its global role, the project will be handled in the contribution of national and especially of international partners.

The statistics on physical conditions and social structure seem compatible with the problems in the worldwide historic sites. These conditions are somewhat act as a threat but with good governance can be converted into opportunities. The opportunities are essential to consider at this stage in the way of defining future potential actions. But the success lies under the integration of physical rehabilitation efforts with the socio-economic visions of the city and the country.

The question of the necessary managerial framework in revitalizing such districts with the lessons learnt from European practices in the state of European Union Membership, underlying the Turkish suffer in legislative, organizational and managerial infrastructure is another attempt raised to discuss.

6. CONCLUSION: GENERAL EVALUATION OF INTEGRATED REVITALIZATION METHODOLOGY APPROACH IN AYVANSARAY IN THE CONTEXT OF EUROPEAN ASPIRATION

Historical Peninsula of Istanbul and its significant heritage designated as World Heritage Sites by UNESCO, in which Ayvansaray and the Land Walls constitute an important part, identify together the past, the history of Turkey. Thus, safeguarding and upgrading the cultural heritage is not only a national but also an international responsibility.

Recent studies show that the plans or projects focusing on only one aspect of revitalization- rehabilitation or social inclusion-might have short-term positive impacts but in the long run this is not far from facade renovation with existing socio-economic problems. In districts like Ayvansaray, that has a special universal value, it is important to take into consideration local economic development and future demographic conditions as well as built heritage.

The study, at this point, concludes with specific remarks pointing out successful revitalization framework in order to deal with these problems such as lack of enhancing the socio-economic role of heritage, the inconsistency of conservation policies, insufficient tools and financial resources and lack of participation in the conservation and planning phases.

Evaluation 1: Cultural Heritage as a Tool for Creating Cultural Identity

When the creation of cultural identity through cultural heritage is considered, there appears the need for individuals to attend to their heritage. Because of this need, policies on conservation of common heritage, public accessibility to common heritage and world heritage are being developed integrated to physical revitalization projects as mentioned in first chapter. School support programme in Bordeaux, establishment of information center in Oporto and establishment of craft school in Albaicin are the examples for creating a cultural milieu. However, this is easier in places without population mobility, as the cases in Europe, but Turkish case brings different subjects on identity.

Majority of people living in Ayvansaray today are not the original inhabitants of that area, on the contrary they are the ones migrated to Istanbul with the flow of 1980s.

Moreover, they don't settle in the same place for long periods, but for temporary periods until they find better places to live with the increasing income levels. They don't have the mission to carry the cultural heritage to other generations, because they don't possess the values they use or they live in. Thus, the planning efforts should be conducted in relation with social cultural setting of specific areas when developing city visions.

Training and education seminars, courses, cultural centers are necessary to enhanced throughout the city, as well the country to create a society having an understanding of common cultural identity with diversities.

Evaluation 2: Cultural Heritage as an Asset for Economical Development

It is seen in European practices studied in third chapter that cultural heritage has a value-added in accordance to regeneration of commercial, cultural facilities and reuse of housing stock, besides its touristic potential. The training of heritage professionals, regional development and employment schemes are the headings that Europe deals with specific programmes for cultural heritage as an asset for economical development. European Social Fund is an important input for training of heritage professionals.

Professional training programme in Bordeaux is an important feature in educating people who work in conservation field. Promoting economic potential of districts by tourism and economic activities is a common trend in all case studies, especially in Albaicin, Oporto and Temple Bar.

However, it is obvious in Ayvansaray, as a center of %8 percentage of commercial and %2 that of service, that it does not create a potential for economic development. The closeness to Eminönü Central Business District is an obstacle, which is opposite to European cases. It is also obvious when considering tourism incentives that Ayvansaray is not an attractive place to invest. Because the building stock as civil architecture examples constitute only the %4 of total 978 buildings, and among these only %2 is in good condition. The ways to encourage tourism in an area of lack of unity in urban fabric should be cross-examined. Putting cultural tourism in use can provide a potential with the rehabilitation of monumental structures before all else. At that point, the Landwalls, Dungeons of Anemas, Aya Vlaherna Spring and Sinan's Ivaz Efendi Mosque should be flagship nodes. But, again the presence of internal impacts should be taken into consideration.

Evaluation 3: Effective Conservation Policies and Practices

The common parameter in European conservation policies is the fact of uniting conservation under the framework of planning with respect to literature review in chapter three. This is especially the case in France, Portugal and Ireland, where there are no specific conservation laws. All level of governments take a role in decision-making, budget allocation processes of planning, and also with the management of heritage sites. The cooperation between competent institutions ease the decision-making and implementation phases of that decentralized mechanism.

In Turkey, also this should be a first priority action. The second attempt should be in a way to provide cooperation between competent institutions. In this respect, the leftover of the responsibility of preparing Historical Peninsula Conservation Development Plan to Metropolitan Municipality by the common agreement of Eminönü and Fatih Municipalities is a positive initiative.

A second point to consider in relation to effective conservation policies and practices is the fact of strategic approaches. As in Bordeaux's Stock Exchange project, Albaicin's Santa Isabel Plaza project, Oporto's signposting project the action-oriented 'flagship projects' are driving forces. Especially in places as Ayvansaray that have a universal responsibility, strategic approaches should be developed. These strategies, also, should be taken up by physical interventions integrated with economic regeneration and social and cultural development strategies.

The strategic action-oriented projects framed with good governance policies can be used as a solution in areas like Ayvansaray, that show a fragmented character in historic urban settling in the way of creating attractive nodes for further investments.

Evaluation 4: Institutional Arrangements and Capacity Building

The increasing role of locals is recognizable in European cultural heritage conservation policies and practices. The institutional competence is being strengthened horizontally with vertical policy relations and framed with market understanding. In this respect, the administrative units are the employers and the community is the client.

However, in a country of unstable government structure, the availability of sound and long-living policies in the temporary institutional arrangements should be questioned.

Capacity-building strategies have two faces. These are human-capacity building and monetary-capacity building. As the case in community training, the personal of competent institutions should also be educated through conservation and management issues. Secondly, the local competent institutions should be charged by autonomous budgets to be active in conservation or revitalization issues.

Strengthening horizontal relations in institutions for effective coordination and cooperation, establishment of specific coordination mechanisms and provision of capacity-building strategies are some of the important issues to include in governments' short-term agendas.

Evaluation 5: Participatory Approaches

In Europe, the participation (participatory planning, participatory budgeting, public & private partnerships) of private sector and community rather than administrative units in the process of conservation and revitalization is a result of very much planned strategies. As the cases studied in chapter three, especially in France and UK, civil society participation with organized community behaviours is essential. At this point, it is necessary to consider the social structure layout of communities that act actively in decision-making and implementation phases.

Ayvansaray, however, the socio-demographic structure is entailed on population migrated from undeveloped regions of Turkey or on population of gypsies. Including community to that process is open to question in Ayvansaray, where %80 of population don't have a knowledge on conservation, an understanding of urban way of living and perhaps the most important no feeling of belonging.

If there are two ways of community participation through direct participation or public awareness, in Ayvansaray, the second approach is the only solution. The attempts of Fatih Municipality for the creation of courses for handcrafts, social services and panels are good examples for that. But, these efforts should become widespread with considering marginal groups, women and especially youth and the varieties should be increased covering cultural heritage issues.

Evaluation 6: Project Management

The management issue is increasingly a concern of autonomous mechanisms or agencies, being established just for specific cases of heritage management to increase equity, efficiency and effectiveness through broad coordination among all competent institutions and stakeholders. The case of Albaicin Heritage Foundation in Spain, Bordeaux Metropolitan Development Agency in France and Temple Bar

Properties in Ireland as mentioned in European cultural heritage revitalization practices are good approach in agency-behaviour for revitalization practices.

In Turkey, though, the first priority is to accomplish local decentralization reforms for total management of administrative units. Today's compact and inflexible structure of governments is an obstacle, fronting establishment of private agencies.

In Ayvansaray case, Istanbul Metropolitan Municipality's attempt in setting a quasi-autonomous atelier 'Istanbul Urban Planning Atelier' with contribution of diverse interest groups is a positive approach in the state of European aspiration.

Evaluation 7: Resource Mobilization

European conservation and revitalization practices show that international incentives are fundamentals of resource mobilization strategies of projects. The second fundamental appears to be direct state interventions in both plan preparation phases and implementation processes. Albaicin UPP's Economics Incentives Programme and British Town Centre Management Schemes (TCMs) are examples for that as studied in chapter three.

In countries of transitional economies, as Turkey though, it is obvious to put cultural policies in second-tier position. However, the state can contribute to cultural actions with regeneration of ex-loan systems, with creation of national heritage funds or with encouragements in public & private partnerships.

Europe, as well as world practices, brings forward community organizations as a solution for that kind of problem. The case of role of Urban Development Corporations (UDCs) in UK is an important feature for community activities. The communities having developed conscious on urban issues and capability to reflect their demands and needs partly participate in beautification of their neighborhoods by creating project pools for costs. But, this process requires responsible inhabitants. On the contrary, this solution is inevitable to implement in areas like Ayvansaray, with low-education and low-income levels. It is again the question of State and if happens, the private sector contribution.

Private sector contribution to revitalization practices is an increasing trend in Turkey. However, in Ayvansaray, where the potentials to pull private institutions or individuals back to action are insufficient, the actions can be limited only with rehabilitation of monumental structures with neutral impact on further regeneration strategies upon the area.

The historic cores like Ayvansaray, though, necessitate other methods in resource mobilization. This special case, where there exist 978 building stock with lack of

infrastructure, economic activities and social donations, as well as high unemployment rates and high illegal construction, brings the question that in what content the state or municipality can foster integrated revitalization. So, the issue of financial and economic development planning in conservation and revitalization efforts becomes a matter of primary importance.

To conclude, Turkey has gone through a vast progress in the process of adaptation of conservation policies in the state of European Union membership. There is a significant tendency in order to achieve harmony in the sense of legal and administrative dimensions, though; the problem is fairly in the lack of implementation process. In respect to the subjects examined above and the case study underlines, it is the exact time to bring these initiatives about to spread.

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APPENDIX A. AYVANSARAY SOCIO-ECONOMIC STRUCTURE ANALYSIS

QUESTIONNAIRE FORM

Table A.1 Socio-economic Structure Analysis Questionnaire Form

SOCIO-ECONOMIC STRUCTURE ANALYSIS QUESTIONNAIRE FORM

Listing Status of Structure listed ☐ non-listed ☐

1. FAMILY STRUCTURE

1.1. Family Size :

1.2. Households'

Age	Place of birth	Sex	Education	Occupation	Monthly income

1.3. Vehicle Ownership
 automobile☐ motorcycle☐ bcycle☐ sea vehicle☐ other☐

2. BUILDING-USER RELATIONSHIP

2.1. Property Ownership
 owner☐ tenant☐ free of charge☐ other☐

2.2. Period of residenceyear

2.3. Location of previous residence
 In Ayvansaray ☐ Another District in Ist.I ☐ Outside Istanbul ☐ other☐

2.4. Characteristics of previous house
 Timber☐ Masonry☐ Concrete Apt. ☐ Cocrete Single House☐

2.5. Desire to move to a different house
 no ☐ yes ☐ because

2.6. Desired location to move
 same district ☐ different district ☐ other ☐

2.7. Type of residence preferred
 Timber☐ Masonry☐ Concrete Apt.☐ Cocrete Single House ☐

2.8. House Satisfaction
 yes ☐ no ☐ why?

2.9. Desire for house improvement
 yes ☐ no ☐ why?.....

2.10. Intervention preference, if the sufficient funds available
 restration ☐ new building ☐

Table A.1 Socio-economic Structure Analysis Questionnaire Form (Continued)

3. SOCIAL COMMUNICATION-INTERACTION LEVEL

- 3.1. Other relatives living in Ayvansaray
yes ☐ no ☐
- 3.2. Interactive relationships with neighbors
yes ☐ no ☐
- 3.3. Cordial relationships with neighbors
yes ☐ no ☐
if no why?.....
- 3.4. Common places for neighborhood gatherings
yes ☐ no ☐
if yes, what kind of activities?.....
- 3.5. Desire to participate neighborhood beautification efforts with neighbors
yes ☐ no ☐
- 3.6. Desire to participate neighborhood beautification efforts with an organization
yes ☐ no ☐

4. EVALUATION OF PHYSICAL ENVIRONMENT

- 4.1. Satisfaction with municipal services
yes ☐ no ☐
- 4.2. Insufficient facilities near surrounding
daily shopping (market, butcher) ☐ open market ☐ park ☐ cultural facilities ☐
educational facilities ☐ autopark ☐ health facilities ☐
sports facilities ☐ others.....
- 4.3. Mostly used transportation mode
private car ☐ bus ☐ dolmus ☐ train ☐ ship ☐

5. USERS' OPINION ABOUT CONSERVATION

- 5.1. Understanding of the meaning of conservation area
yes ☐ no ☐
- 5.2. User perception about urban conservation
yes ☐ no ☐
- 5.3. Information about conservation development plans
yes ☐ no ☐
- 5.4. User opinion regarding the conservation of listed property
yes ☐ no ☐
- 5.5. User perception regarding the replacement of the listed house with a modern and multi-storey building
yes ☐ no ☐

APPENDIX B. THE CONSERVATION GLOSSARY

The precision of terms is important as the words are sometimes used interchangeably which can create a confusion of intention, especially the terms, conservation and preservation. The terms used in this study are as follows:

CONSERVATION

The dictionary meaning of conservation is 'to take the property into grant incase of damage and external factors' (Zeren Gülersoy, 2002).

There is an approach difference between the definition of conservation and preservation, especially in conservation implementations. The exact definitions taken into consideration within the study is as follows.

Conservation is a monitored methodology and planned management of interventions that makes reuse of the cultural heritage within today's trends, to enhance, to redevelop and to modernize, protecting the character and scale in order to provide the economic use of buildings, group of buildings and urban sites. It includes different interventions as preservation, restoration, maintenance or reconstruction (Zeren Gülersoy, 2002).

CONSOLIDATION

Consolidation is an intervention that makes buildings structurally sounder (Zeren Gülersoy, at all, 2001).

FACADE RENOVATION

Façade Renovation is an intervention that facades of structures are changed, renewed (Zeren Gülersoy, at all, 2001).

HERITAGE

1. Property that is inherited
2. Something other than property such as tradition or culture, that is passed from proceeding generations
3. Anything from the past that has meaning or value for the present and the future, includes physical cultural artifacts and the natural environments, as well as intangible cultural values (Bucher, 1996).

LIBERATION

Liberation is a process that later additions to buildings are removed (Zeren Gülersoy, at all, 2001).

MAINTENANCE

Maintenance is the 'continuous care of a building's fabric with slight repairs.' (Britannica Encyclopedia, 2003).

PRESERVATION

Preservation, on the other hand, is a physical intervention that aims to protect the cultural heritage in its original character and scale with original details, decorations, and structures to make it live as it was before. Tiesdell (1996) defines preservation as 'Nothing is added to or subtracted from the aesthetic corpus of the artifact'.

REINTEGRATION

Reintegration is an intervention method that lost original parts of buildings are restored (Zeren Gülersoy, at all, 2001).

RECONSTRUCTION

'The re-creation of vanished buildings on their original site' (Fitch, 1990).

'It is generally regarded as a process limited to the reproduction of fabric, the original form of which is known and understood, in a manner which can be identified as being new work (Britannica Encyclopedia, 2003).

RESTORATION

'The process of returning the artifact to the physical condition in which it would have been at a previous stage of its morphological development' (Fitch, 1990).

'The alteration of a buildings structure or fabric to return it to the state or condition it was in at a particular point in its history' (Britannica Encyclopedia, 2003).

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